

LOVELL
HOMES

PRESENTS

SPENNYMOOR
JUBILEE 2000
TOWN COUNCIL

CORNISH
PARK
SPENNYMOOR

MILLENNIUM ARCH &
CLOCK TOWER
2000
Officially opened
Wednesday 26th April 2000
by Councillor J.W. Smith
Town Mayor of
Spenny Moor Town Council

WELCOME TO

CORNISH PARK

SPENNYMOOR

Just south of the beautiful cathedral city of Durham, lies Spennymoor, home to Cornish Park. This striking development aims to reflect the creative essence of its namesake: Norman Cornish. A local miner, Norman Cornish was also a famous local artist, a contemporary and acquaintance of LS Lowry, whose paintings and drawings chronicled Spennymoor's proud mining and industrial heritage. Follow the Norman Cornish Trail and identify views and locations of Cornish's iconic works and see the world as he saw it. Although mining is long gone, Spennymoor's strong sense of community and its pride in its place in County Durham's history remains as strong as ever.

Front cover image: Victoria Jubilee Park



Aerial view of Spennymoor

PERSONALISE YOUR NEW HOME WITH A LITTLE INSPIRATION



At Cornish Park you're not just buying somewhere to live – you are buying a home. Beautifully constructed, you can choose from two, three or four bedroom homes all of which are designed and built to the highest standards. Each home has been thoughtfully created with contemporary lifestyles in mind. So, regardless of your stage in life, there will be one to suit you at Cornish Park. And, of course, the final touches that give a house that really personal feel are yours to choose so it feels like home as soon as you step over the threshold.

Combining carefully considered contemporary design with rigorous build quality, Lovell homes are designed with flair, character, attention to detail and to a high specification. We want your home to be interesting, inviting and individual so we understand how important it is for new homeowners to be able to choose those furnishings and fittings to reflect their lifestyle and personality. Choosing from our Inspirations* range, we are able to offer a wide variety of finishing touches, expertly installed by our skilled tradesmen. You can express your personal preferences by adding upgrades and enhancements to your new home.

But remember, the earlier you reserve, the more choice you'll have.

Ask our Sales Executives for more details on our Inspirations range.



Southwold Show Home



Lansdown Show Home



Lansdown Show Home



* Subject to build stage from our selected range



STYLE
QUALITY
VALUE

IT'S WHAT MAKES
OUR HOMES UNIQUE

**At Lovell we believe your home should be more than just about the right place at the right price.
It should also reflect your personality and tastes.**

That's why every Lovell home has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

S

INSPIRING STYLE

A Lovell home is well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With the Lovell Inspirations range you can add a variety of extras to make it truly your own.

Q

UNRIVALLED QUALITY

We are particularly proud of the superior specification and workmanship every one of our properties offer, with rigorous attention to detail you'll simply love.

V

EXCEPTIONAL VALUE

But most of all, you'll love how surprisingly affordable and easy to own a Lovell home can be. Talk to us about the purchase options that are available.



SOMETHING FOR EVERYONE

Lying above the Wear Valley, Spennymoor has much to offer with excellent amenities, good transport links to the surrounding area, and easy access to the scenic Weardale Way. Regardless of your stage of life, you will find Spennymoor a congenial, convivial place to live. Victoria Jubilee Park is the town's beautifully kept green heart, with its play and picnic areas, bowling greens, all weather football pitch and sensory garden. The leisure centre has a deservedly excellent reputation for the range of activities it offers including a water flume, wave machine and a multi-functional sports' hall; and the splendid Edwardian town hall is home to the Durham Mining Museum, and the Bob Abley Gallery which hosts a permanent collection of Norman Cornish's work.

The logo for Cornish Park Spennymoor is centered at the bottom of the page. It features the words "CORNISH" and "PARK" in a bold, white, sans-serif font, stacked vertically. Below them, the word "SPENNYMOOR" is written in a smaller, white, sans-serif font. The text is set against a dark blue background that consists of several horizontal brush strokes of varying lengths and thicknesses, creating a textured, artistic effect.

**CORNISH
PARK**
SPENNYMOOR



Durham Cathedral



Victoria Jubilee Park



Spennymoor Town Hall



Framwellgate Bridge

FROM COAST TO DALE



You will never be bored in County Durham. The countryside is magnificently varied: from its heritage coast in the east, with its steep valleys cut into rare magnesian limestone, to the Durham Dales in the west, part of the North Pennines AONB. In the centre lies the bustling city of Durham, host to the World Heritage site with its spectacular medieval cathedral towering over the River Wear and its neighbouring castle, now part of Durham University.

Barnard Castle, an attractive market town south west of Spennymoor, is host to the Bowes Museum, built specifically to house a stunning, private art collection including an automaton silver swan which was acquired by John Bowes, the museum's founder, from a Parisian jeweller in 1872. The Beamish Museum, an outdoor museum celebrating the North East's urban and rural history is close by, as is Whitworth Hall, originally owned by Robert Shafto, famously commemorated in the folk song 'Bobby Shafto's Gone to Sea'.



Spennymoor Leisure Centre



Durham Market Place



Spennymoor Local Area



IDEALLY LOCATED

Cornish Park is ideally placed for transport...



and attractions...

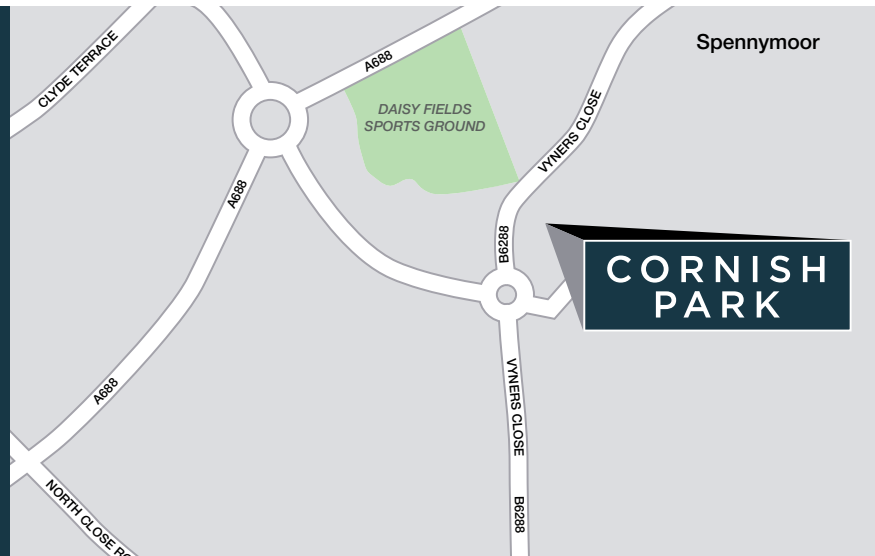


* Distances taken from Google Maps.

FROM THE SOUTH

Travel north on A1(M) and exit at Junction 60 (Bradbury Interchange).

Take the first exit at the roundabout and continue on the A689 towards Bishop Auckland. At the next roundabout, take the fourth exit onto A167. At the next roundabout, take the first exit. Turn left onto Merrington Rd(B6287) and then right onto West View(B6287). At the roundabout, take the third exit onto Lindsay Walk. Cornish Park is situated on your right.



FROM THE NORTH

Travel south on the A1(M) and exit at Junction 61 (Durham Services).

Take the third exit to A688. Take the first exit at the next two roundabouts. At the next roundabout, turn right and continue on the A688 towards Spennymoor. Take the second exit at the next roundabout and continue on the A688. At the next roundabout take the first exit on the B6288. At the next roundabout take the first exit onto Vyners Close. At the next roundabout, take the first exit onto Lindsay Walk, Cornish Park is situated on your right.



HOW TO PURCHASE

Buying a new Lovell home couldn't be easier. Follow our guide and you'll be home in no time!



CHOOSE AND RESERVE

Secure your new home with a reservation fee which goes towards the total purchase price. It's then reserved in your name while the legal processes are completed.



KEEPING THINGS MOVING

Pass our Sales Executive your solicitor's details so that we can send on the contract documents. Arrange your mortgage if you need one. You can do this yourself or we can put you in touch with an Independent Mortgage Advisor to help.



EXCHANGING CONTRACTS

Once you've had your formal mortgage offer, your solicitor will inform you when it's time to exchange contracts. You will now pay your deposit, which will be sent to us with your signed contract.



NEARLY THERE

Under the terms of the contract we need to allow time for financial completion. Once this has happened, we will ask your solicitor to request funds and pay the balance of the purchase price. The deeds are transferred into your name and you now own your new Lovell home!



MOVING IN

We will arrange for your meters to be read on the day of legal completion. Our Sales Executive will hand you the keys and a handover certificate.

The direction your new home faces, its exterior details and construction materials may differ from what you see in this brochure. Individual features such as kitchen and bathroom layouts, doors and windows may vary. The illustrations used throughout are indicative and may be subject to change. For detailed information on individual plots, ask our sales staff. The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements. Specification details are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard. Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing and of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs). Cornish Park is a marketing name and may not form part of the final postal address. This brochure is a purchasing guide and does not form a contract, part of a contract or a warranty. Details are correct at time of going to print.



THE
DEVELOPMENT

**CORNISH
PARK**
SPENNYMOOR

CGI images are indicative only, landscaping and boundary finishes vary by plot.

THE DEVELOPMENT

CORNISH PARK

SPENNYMOOR



- FAIRHAVEN
2 bedroom home
- BISHOP
2 bedroom home
- LAMBERHURST
3 bedroom home
- LANSDOWN
3 bedroom home
- LEASIDE
3 bedroom home
- NEWBURY
3 bedroom home
- PUTTENHAM
3 bedroom home
- CORNISH
3 bedroom home
- OSBOURNE
3 bedroom home
- RAMSEY 2
4 bedroom home
- AFFORDABLE HOUSING

This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way. Jun 23.



	FAIRHAVEN	BISHOP	LAMBERHURST	LANSDOWN	LEASIDE	NEWBURY	PUTTENHAM	CORNISH	OSBOURNE	RAMSEY 2
Electrics										
White Slimline Sockets and Switches and Media Plate	•	•	•	•	•	•	•	•	•	•
Fibre / Broadband	•	•	•	•	•	•	•	•	•	•
BT Points to Lounge, Bedroom 1 and Downstairs Store	•	•	•	•	•	•	•	•	•	•
TV Point to Lounge and Bedroom 1	•	•	•	•	•	•	•	•	•	•
Outside Light to Front of Property	•	•	•	•	•	•	•	•	•	•
Under Unit LED Lighting in Kitchen										•
Chrome Downlighters to Kitchen	•	•	•	•	•	•	•	•	•	•
Chrome Downlighters to Bathroom			•	•	•	•	•	•	•	•
Chrome Downlighters to En-Suite										•
Shaver Socket to Bathroom										•
Internal and Decoration										
Combination Boiler	•	•	•	•	•	•	•	•		
Cylinder and Boiler									•	•
Stelrad Compact Radiators	•	•	•	•	•	•	•	•	•	•
Walls/Ceiling in White Emulsion	•	•	•	•	•	•	•	•	•	•
White Satinwood Finish to Internal Joinery	•	•	•	•	•	•	•	•	•	•
5 Panel Internal Doors in White Finish	•	•	•	•	•	•	•	•	•	•
Chrome Ironmongery	•	•	•	•	•	•	•	•	•	•
External										
Anthracite UPVC Windows	•	•	•	•	•	•	•	•	•	•
Anthracite UPVC French Door	•	•	•	•	•	•	•	•	•	•
Outside Tap to Rear										•
Turf/Soft Landscaping to Front Garden	•	•	•	•	•	•	•	•	•	•
Turf to Rear Garden	•	•	•	•	•	•	•	•	•	•

If a named product is unavailable an alternative product to the same standard will be used. *Subject to build stage. Mar 23.



FAIRHAVEN

2 bedroom home

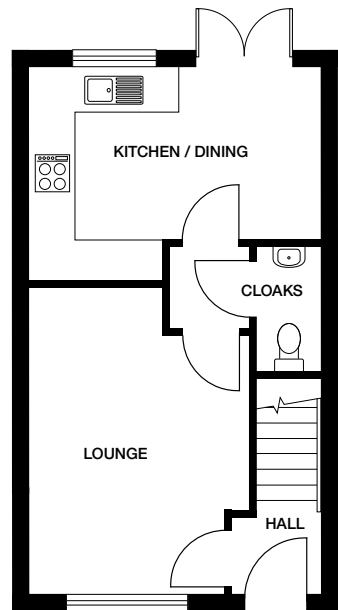
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PARK**
SPENNYMOOR

CGIs are indicative, external finishes and features may vary.

FAIRHAVEN

2 bedroom home

Plots 18, 19

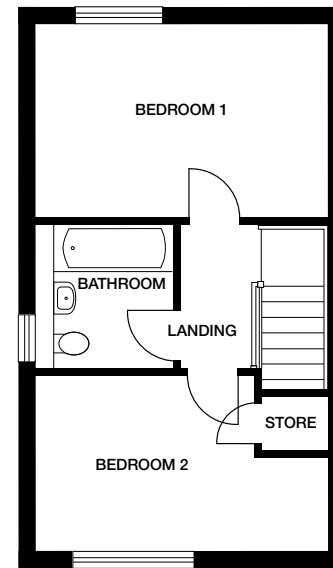


Ground floor

Kitchen / Dining 4123mm x 3085mm 13' 6" x 10' 1"

Lounge 3125mm x 4358mm 10' 3" x 14' 4"

Cloaks 905mm x 1820mm 3' x 6'



First floor

Bedroom 1 4123mm x 2737mm 13' 6" x 9'

Bedroom 2 4123mm x 2460mm 13' 6" x 8' 1"

Bathroom 1970mm x 2120mm 6' 6" x 7'

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Mar 23.

BISHOP

2 bedroom home

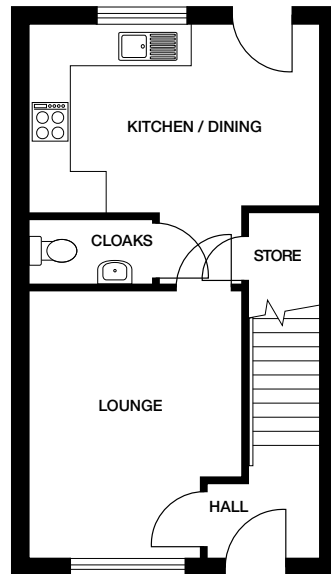
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BISHOP

2 bedroom home

Plots 117, 118

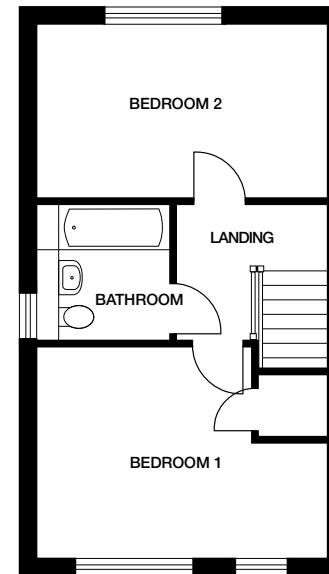


Ground floor

Kitchen / Dining 4348mm x 2805mm 14' 3" x 9' 2"

Lounge 4089mm x 3255mm 13' 5" x 10' 8"

Cloaks 1807mm x 1007mm 5' 11" x 3' 4"



First floor

Bedroom 1 4348mm x 3216mm 14' 3" x 10' 7"

Bedroom 2 4348mm x 2664mm 14' 3" x 8' 9"

Bathroom 2107mm x 2000mm 6' 11" x 6' 7"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Mar 23.



LAMBERHURST

3 bedroom home

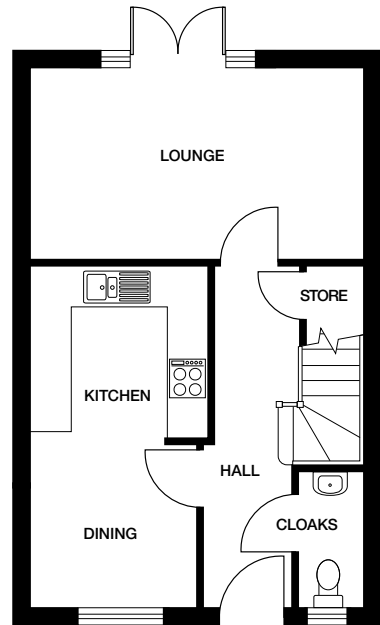


CGIs are indicative, external finishes and features may vary.

LAMBERHURST

3 bedroom home

Plots 90, 91

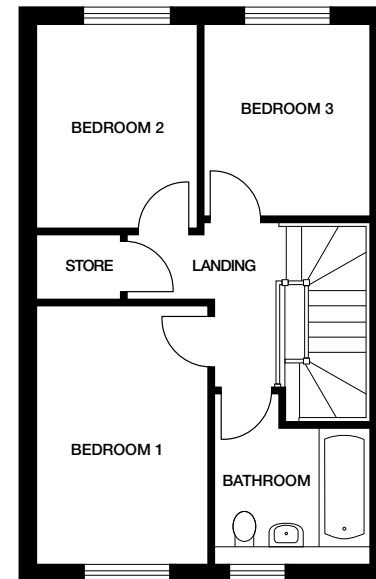


Ground floor

Kitchen / Dining 4963mm x 2560mm 16' 3" x 8' 5"

Lounge 4798mm x 2779mm 15' 9" x 9' 1"

Cloaks 1950mm x 910mm 6' 5" x 3'



First floor

Bedroom 1 3729mm x 2460mm 12' 3" x 8' 1"

Bedroom 2 2940mm x 2305mm 9' 8" x 7' 7"

Bedroom 3 2779mm x 2400mm 9' 1" x 7' 10"

Bathroom 2245mm x 1950mm 7' 4" x 6' 5"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Mar 23.



LANSDOWN

3 bedroom home

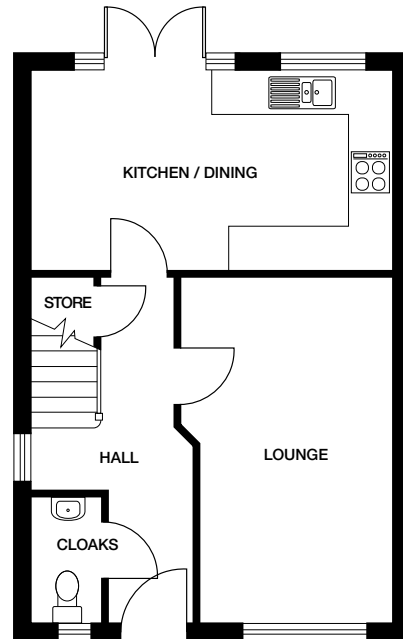
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PARK**
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LANSDOWN

3 bedroom home

Plots 75, 76, 78, 79, 86*, 87, 95, 96

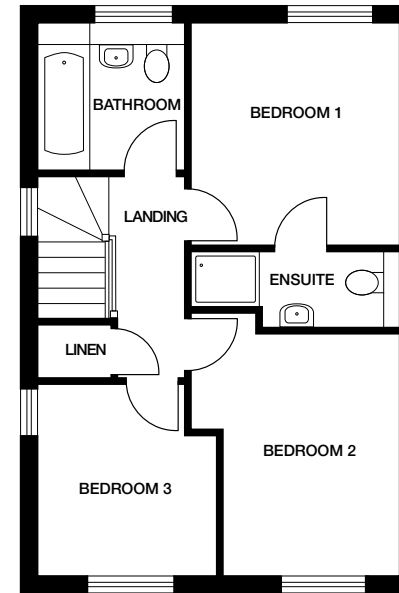


Ground floor

Kitchen / Dining 5248mm x 2862mm 17' 3" x 9' 5"

Lounge 3136mm x 4973mm 10' 3" x 16' 4"

Cloaks 1760mm x 910mm 5' 9" x 3'



Window to
Plot 86 only

First floor

Bedroom 1 3085mm x 3175mm 10' 1" x 10' 5"

En suite 2042mm x 1097mm 6' 8" x 3' 7"

Bedroom 2 2620mm x 3460mm 8' 7" x 11' 4"

Bedroom 3 2535mm x 2738mm 8' 4" x 9'

Bathroom 2070mm x 1970mm 6' 9" x 6' 6"

* Additional gable window. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Mar 23.



LEASIDE

3 bedroom home

CORNISH
PARK

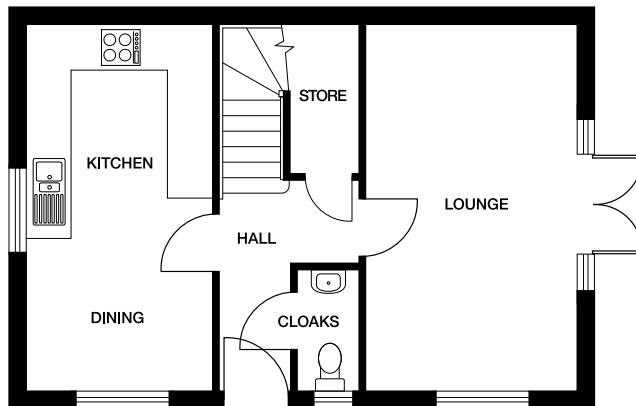
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CGIs are indicative, external finishes and features may vary.

LEASIDE

3 bedroom home

Plot 116

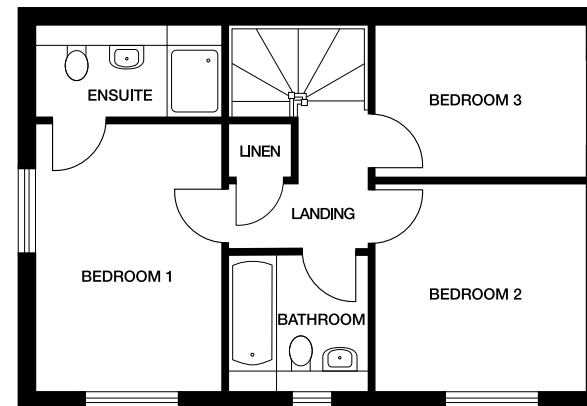


Ground floor

Kitchen / Dining 5248mm x 2636mm 17' 3" x 8' 8"

Lounge 5248mm x 3057mm 17' 3" x 10'

Cloaks 1740mm x 919mm 5' 9" x 3'



First floor

Bedroom 1 3877mm x 2636mm 12' 9" x 8' 8"

En suite 2636mm x 1278mm 8' 8" x 4' 2"

Bedroom 2 3357mm x 3017mm 11' x 9' 11"

Bedroom 3 3057mm x 2142mm 10' x 7'

Bathroom 1970mm x 2068mm 6' 6" x 6' 9"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Mar 23.



NEWBURY

3 bedroom home

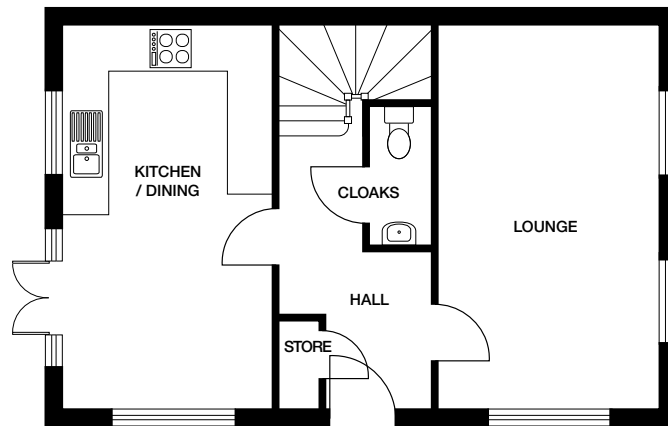
CORNISH
PARK
SPENNYMOOR

CGIs are indicative, external finishes and features may vary.

NEWBURY

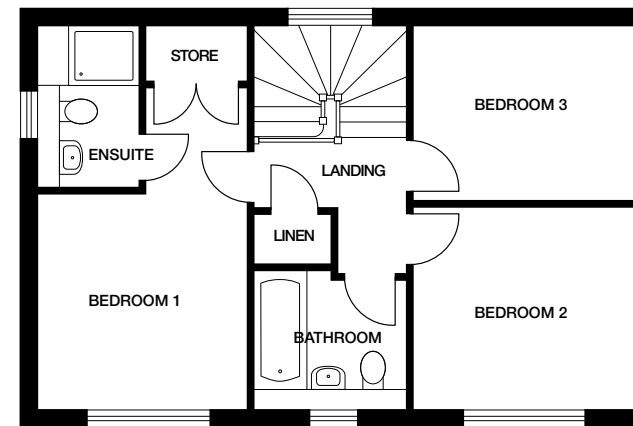
3 bedroom home

Plots 12, 14, 15, 17, 27, 28, 38, 58,
59, 64, 68, 73, 80, 88, 89, 93



Ground floor

Kitchen / Dining 3028mm x 5472mm 9' 11" x 17' 11"
Lounge 3112mm x 5472mm 10' 6" x 17' 11"
Cloaks 894mm x 2048mm 2' 11" x 6' 9"



First floor

Bedroom 1 3212mm x 4670mm 10' 6" x 15' 4"
En suite 1410mm x 2280mm 4' 8" x 7' 6"
Bedroom 2 3212mm x 2860mm 10' 6" x 9' 5"
Bedroom 3 3212mm x 2520mm 10' 6" x 8' 3"
Bathroom 2196mm x 1970mm 7' 2" x 6' 6"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Mar 23.



PUTTENHAM

3 bedroom home

CORNISH
PARK

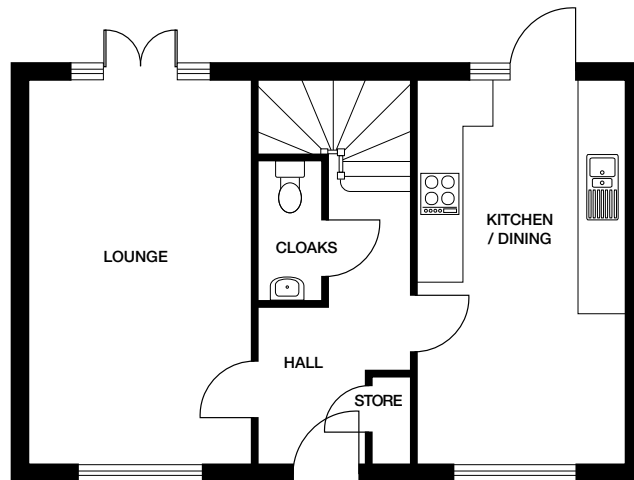
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CGIs are indicative, external finishes and features may vary.

PUTTENHAM

3 bedroom home

Plots 43, 48

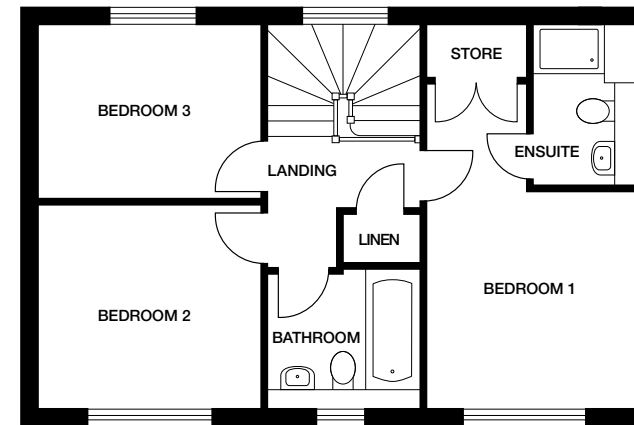


Ground floor

Kitchen / Dining 3028mm x 5473mm 9' 11" x 17' 11"

Lounge 3212mm x 5473mm 10' 6" x 17' 11"

Cloaks 894mm x 2048mm 2' 11" x 6' 9"



First floor

Bedroom 1 3212mm x 4670mm 10' 6" x 15' 4"

En suite 1410mm x 2280mm 4' 8" x 7' 6"

Bedroom 2 3212mm x 2860mm 10' 6" x 9' 6"

Bedroom 3 3212mm x 2520mm 10' 6" x 8' 3"

Bathroom 2196mm x 1816mm 7' 2" x 6'

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Mar 23.



CORNISH

3 bedroom home

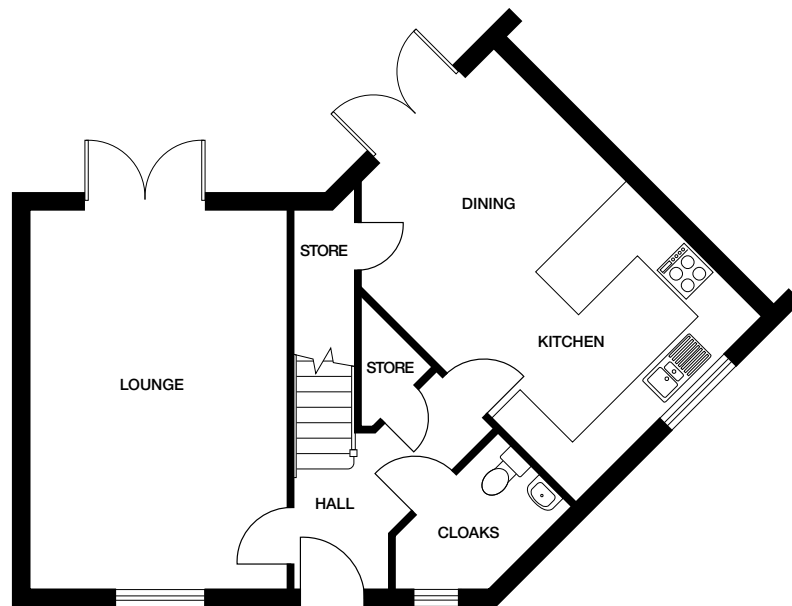
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CGIs are indicative, external finishes and features may vary.

CORNISH

3 bedroom home

Plots 41, 42, 49, 50, 65, 66, 119, 120

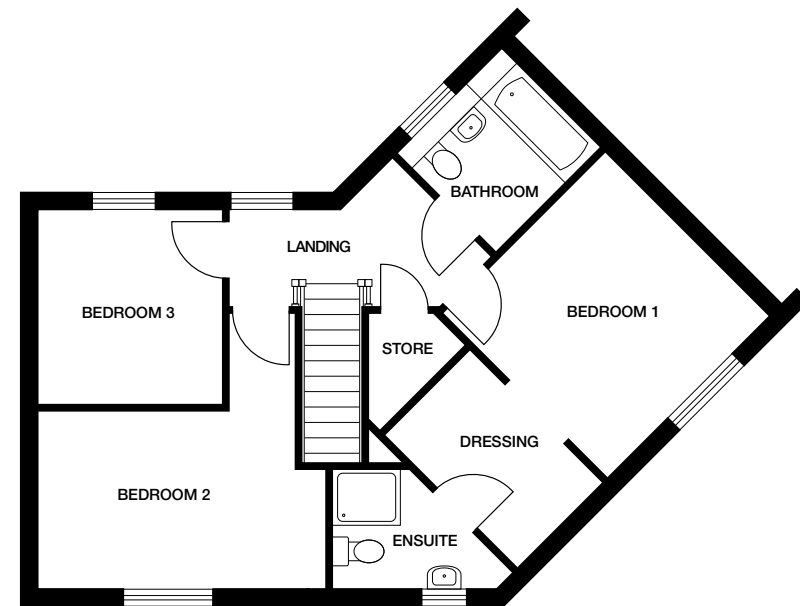


Ground floor

Kitchen / Dining 5473mm x 3798mm 17' 11" x 12' 6"

Lounge 5473mm x 3760mm 17' 11" x 12' 4"

Cloaks 2633mm x 1450mm 8' 8" x 4' 9"



First floor

Bedroom 1 3380mm x 3298mm 11' 1" x 10' 10"

En suite 2623mm x 1685mm 8' 7" x 5' 6"

Bedroom 2 4185mm x 2565mm 13' 9" x 8' 5"

Bedroom 3 2830mm x 2660mm 9' 9" x 8' 9"

Bathroom 2150mm x 2000mm 7' 1" x 6' 7"

Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Mar 23.

OSBOURNE

3 bedroom home

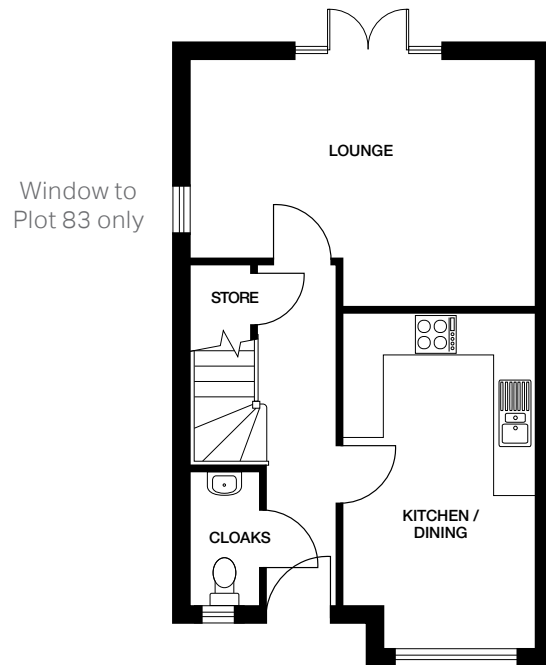
CORNISH
PARK
SPENNYMOOR

CGIs are indicative, external finishes and features may vary.

OSBOURNE

3 bedroom home

Plots 20, 21, 44, 45, 46, 47, 70, 71,
83*, 84, 85, 121, 122, 123, 124

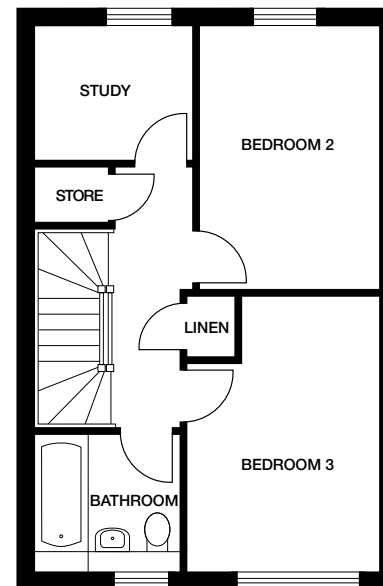


Ground floor

Kitchen / Dining 2748mm x 4297mm 9' x 14' 1"

Lounge 4910mm x 3538mm 16' 1" x 11' 7"

Cloaks 919mm x 1970mm 3' x 6' 6"



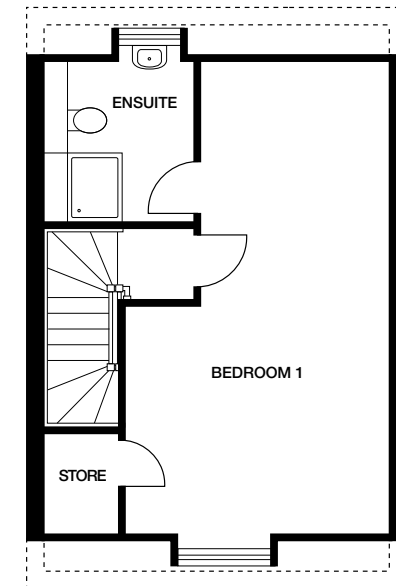
First floor

Bedroom 2 2572mm x 3875mm 8' 5" x 12' 9"

Bedroom 3 2758mm x 3980mm 9' 1" x 13' 1"

Bathroom 2060mm x 1970mm 6' 9" x 6' 6"

Study 2245mm x 1975mm 6' 6" x 7' 4"



Second floor

Bedroom 1 3805mm x 6960mm 12' 6" x 22' 10"

En suite 2120mm x 2372mm 6' 11" x 7' 9"

* Additional gable window. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Mar 23.

RAMSEY 2

4 bedroom home

CORNISH
PARK

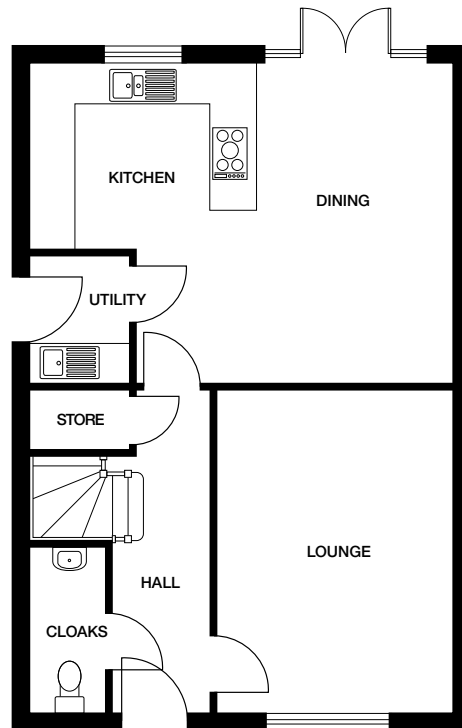
SPENNYMOOR

CGIs are indicative, external finishes and features may vary.

RAMSEY 2

4 bedroom home

Plots 11, 13, 16, 26, 37, 51*, 67*, 69,
72, 74*, 77, 92*, 94, 97*, 98



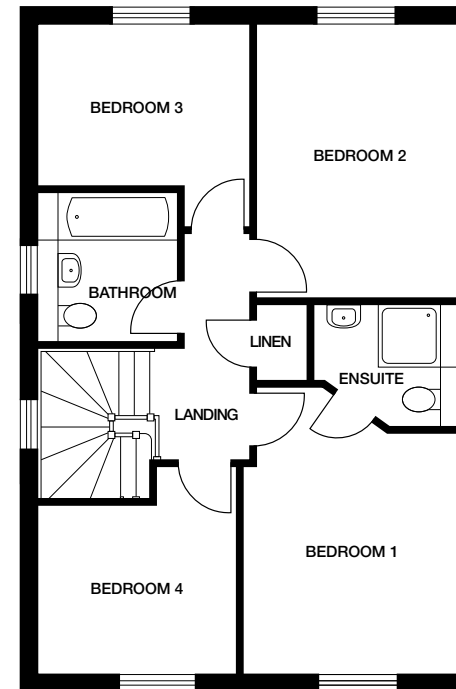
Ground floor

Kitchen / Dining 6035mm x 4619mm 19' 10" x 15' 1"

Utility 1831mm x 1345mm 6' x 4' 5"

Lounge 3402mm x 4676mm 11' 2" x 15' 4"

Cloaks 2383mm x 1010mm 7' 10" x 3' 4"



First floor

Bedroom 1 3473mm x 3081mm 11' 5" x 10' 1"

En suite 2060mm x 1770mm 6' 9" x 5' 10"

Bedroom 2 2897mm x 3956mm 9' 6" x 13'

Bedroom 3 3045mm x 2291mm 10' x 7' 6"

Bedroom 4 2861mm x 2418mm 9' 5" x 7' 11"

Bathroom 2200mm x 1970mm 7' 6" x 6' 6"

Window to
Plots 51, 67, 74,
92 and 97 only

* Additional gable window. Dimensions stated are within 50mm (2") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements. Please note the handing of plots may vary from the floor plans shown. Please check individual plot details with our sales team. Mar 23.

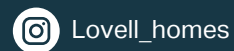
CORNISH PARK

SPENNYMOOR

Cornish Park, Vyners Close, Spennymoor,
County Durham DL16 7XL

Tel: 01388 300070

Email: sales.cornishpark@lovell.co.uk



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