

DEVELOPMENT PLAN

Please note that as of 1st July 2020 the specification, floorplans and shown dimensions of some of our homes have changed. For further information please speak to our development sales executive.



A stunning collection
of 2, 3 & 4 bedroom homes

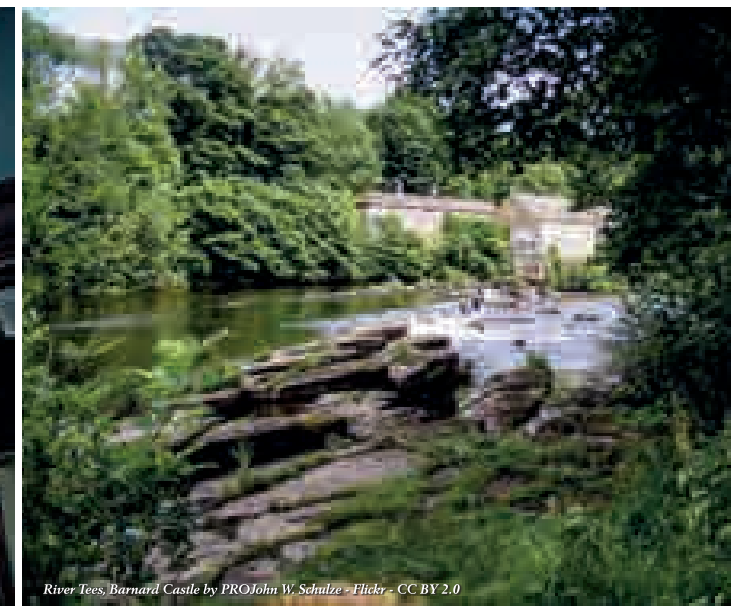


- The Bowes
2 bedroom home
- The Brough
3 bedroom home
- The Eggleston
3 bedroom home
- The Ingleton
3 bedroom home
- The Middleton
4 bedroom home
- The Gainford
4 bedroom home
- The Westwick
4 bedroom home
- The Stainton
4 bedroom home
- Affordable/
Shared ownership

Key: BCP = Bin Collection Point
E/S/S = Sub Station
V = Visitor Parking
≡ = Batters

The site plan is for illustrative purposes only and 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.





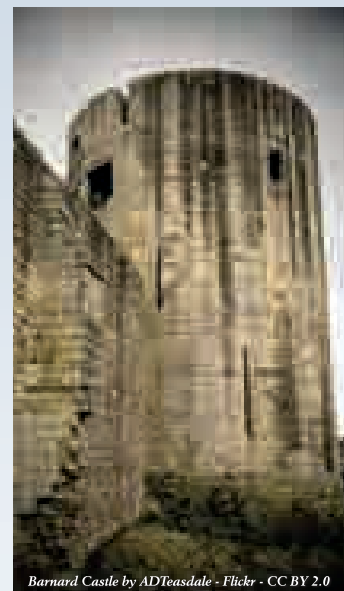
WELCOME TO BARNARD CASTLE

Our new delightful Castle Croft development of 2, 3, & 4 bedroom homes, is located in picturesque Teesdale, in the small village of Startforth situated just a short distance south-west of Barnard Castle, on the opposite side of the River Tees.

The nearby historic market town of Barnard Castle, takes its name from the castle which it grew around and dates back to the 12th century. The remains of the castle, now a Grade 1 listed building, overlook the River Tees which today is a popular destination for canoeists and anglers.

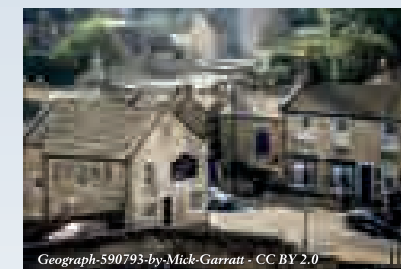
In the centre of the town stands an octagonal building, the Market Cross known locally as, the 'Butter Market', built by Thomas Breaks and given to the town in 1747. Legend has it that the two bullet holes in the weather vane are the result of a shooting competition between a volunteer soldier and a local gamekeeper in 1804!

Tourism is important to the local economy with the town incorporating a number of antique shops and an antique centre which attracts buyers from all around the world. There are several holiday parks located nearby including a Camping and Caravanning Club site. Barnard Castle's largest single employer is GlaxoSmithKline which has a large pharmaceutical manufacturing plant on the outskirts of the town, employing 1000 people.



A GREAT PLACE TO LIVE

Day to day provisions can be purchased from the local Morrisons supermarket or from the many independent traders in the town. There's also the monthly Farmers' Market, held on 'the cobbles' in the Market Place. On top of that the town boasts a number of excellent restaurants, tea shops, cafés and pubs, serving good quality home-made food.



On the outskirts of Barnard Castle is The Bowes Museum, an impressive and charming French-style château, built in the late 19th century by John Bowes, and surrounded by beautiful gardens and parkland. The museum houses a collection of European fine and decorative arts and is regarded as one of the most significant museums outside London.

The area is well served with quality schools, with seven primary schools and three high schools within 5 miles of the development.



THE BOWES DS

2 bedroom detached home - 681sqft

Lounge with French doors leading to rear garden

Front aspect kitchen with feature bay window

Downstairs cloak

Master bedroom overlooking the front garden

One further bedroom and family bathroom

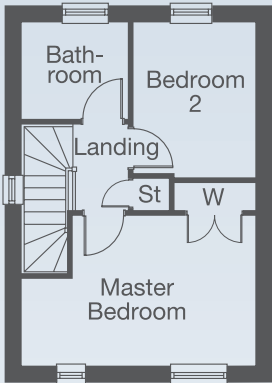
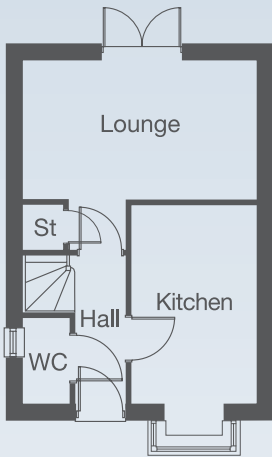
Parking space



Castle Croft

THE BOWES DS

2 bedroom detached home - 681sqft



Ground Floor

Lounge		
4.63m x 2.74m	(15' 1" x 8' 9")	
Kitchen/Dining Area		
4.61m max x 2.49m max	(15' 1" max x 8' 1" max)	
Cloaks		
1.70m x 0.95m	(5' 5" x 3' 1")	

First Floor

Master Bedroom		
4.63m max x 2.95m max	(15' 1" max x 9' 6" max)	
Bedroom 2		
2.99m x 2.44m	(9' 8" x 7' 9")	
Bathroom		
2.10m x 1.93m	(6' 8" x 6' 3")	

Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external & internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



THE BOWES S

2 bedroom semi-detached home - 681sqft

Lounge with French doors leading to rear garden

Front aspect kitchen with feature bay window

Downstairs cloak

Master bedroom overlooking the front garden

One further bedroom and family bathroom

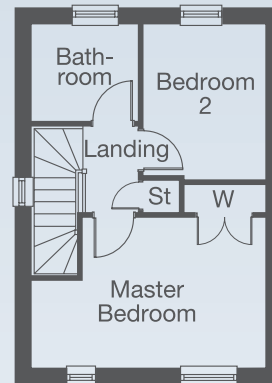
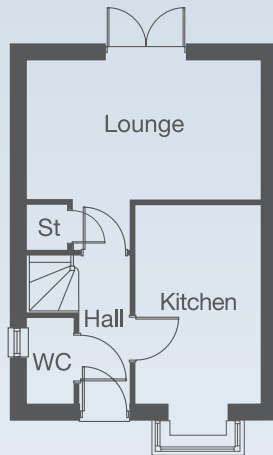
Parking space



Castle Croft

THE BOWES S

2 bedroom semi-detached home - 681sqft



Ground Floor

Lounge

4.63m x 2.74m (15' 1" x 8' 9")

Kitchen/Dining Area

4.61m max x 2.49m max (15' 1" max x 8' 1" max)

Cloaks

1.70m x 0.95m (5' 5" x 3' 1")

First Floor

Master Bedroom

4.63m max x 2.95m max (15' 1" max x 9' 6" max)

Bedroom 2

2.99m x 2.44m (9' 8" x 7' 9")

Bathroom

2.10m x 1.93m (6' 8" x 6' 3")

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THE BROUGH S

3 bedroom semi-detached home - 904sqft

Lounge with French doors leading to rear garden

Front aspect kitchen/dining area

Downstairs cloak

Master bedroom with en-suite and fitted wardrobe

Two further bedrooms and family bathroom

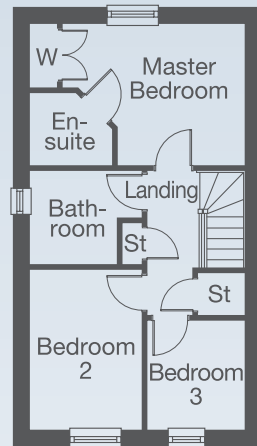
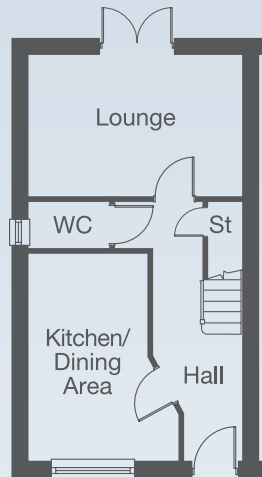
Parking space



Castle Croft

THE BROUGH S

3 bedroom semi-detached home - 904sqft



Ground Floor

Lounge

4.74m x 3.14m (15' 5" x 10' 2")

Kitchen/Dining Area

4.55m max x 3.33m max (14' 9" max x 10' 9" max)

Cloaks

1.83m x 1.03m (6' 0" x 3' 3")

First Floor

Master Bedroom

4.04m max x 3.14m max (13' 2" max x 10' 2" max)

En-suite

1.83m max x 1.63m max (5' 9" max x 5' 3" max)

Bedroom 2

3.52m x 2.48m (11' 5" x 8' 1")

Bedroom 3

2.40m x 2.16m (7' 8" x 7' 0")

Bathroom

2.06m max x 1.94m min (6' 7" max x 6' 3" min)

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THE INGLETON BDS

3 bedroom home - 924sqft

Front aspect lounge

Kitchen/dining area with French doors leading to rear garden

Downstairs cloaks

Master bedroom with en-suite and fitted wardrobe

Two further bedrooms and family bathroom

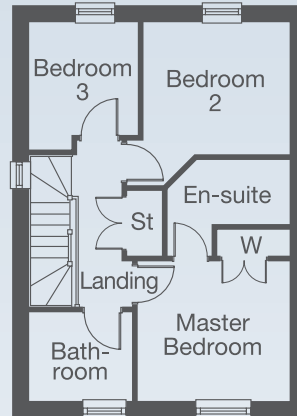
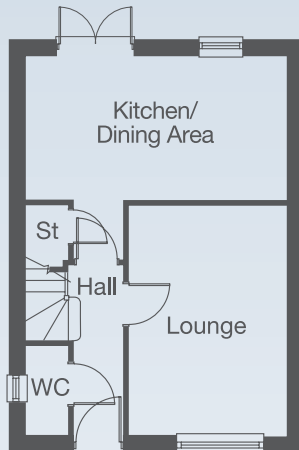
Garage and parking space



Castle Croft

THE INGLETON BDS

3 bedroom home - 924sqft



Ground Floor

Lounge

4.80m x 3.28m (15' 7" x 10' 7")

Kitchen/Dining Area

5.43m x 3.01m (17' 8" x 9' 8")

Cloaks

1.88m x 0.92m (6' 1" x 3' 0")

First Floor

Master Bedroom

3.18m x 2.93m (10' 4" x 9' 6")

En-suite

2.54m max x 1.36m min (8' 3" max x 4' 4" min)

Bedroom 2

3.04m min x 2.79m min (9' 9" min x 9' 1" min)

Bedroom 3

2.69m max x 2.30m max (8' 8" max x 7' 5" max)

Bathroom

2.16m x 1.88m (7' 0" x 6' 1")

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THE EGGLESTON

3 bedroom detached home - 939sqft

Lounge with French doors leading to rear garden

Spacious kitchen/dining area

Utility and downstairs cloaks

Master bedroom with en-suite and fitted wardrobe

Two further bedrooms and family bathroom

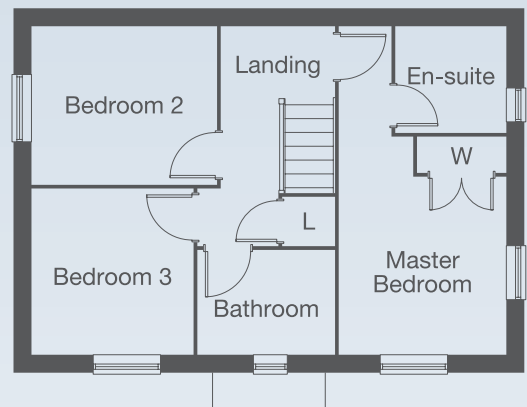
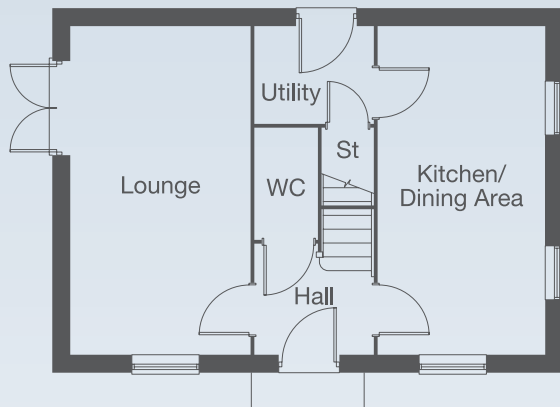
Garage and parking space



Castle Croft

THE EGGLESTON

3 bedroom detached home - 939sqft



Ground Floor

Lounge

5.48m x 3.00m (17' 9" x 9' 8")

Kitchen/Dining Area

5.48m x 2.79m (17' 9" x 9' 1")

Utility

1.99m x 1.61m (6' 5" x 5' 2")

Cloaks

1.87m x 1.05m (6' 1" x 3' 4")

First Floor

Master Bedroom

3.64m min x 2.79m max (11' 9" min x 9' 1" max)

En-suite

1.83m x 1.76m (6' 0" x 5' 7")

Bedroom 2

3.08m x 2.63m (10' 1" x 8' 6")

Bedroom 3

2.76m x 2.69m (9' 0" x 8' 8")

Bathroom

2.29m x 1.73m (7' 5" x 5' 6")

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THE MIDDLETON M

4 bedroom detached home - 1254sqft

Spacious lounge

Kitchen/dining area with French doors leading to rear garden

Utility and downstairs cloaks

Master bedroom with en-suite and fitted wardrobes

Three further bedrooms and family bathroom

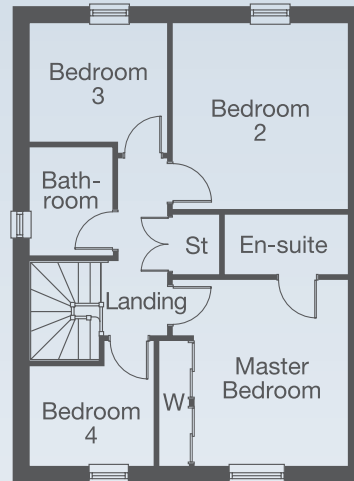
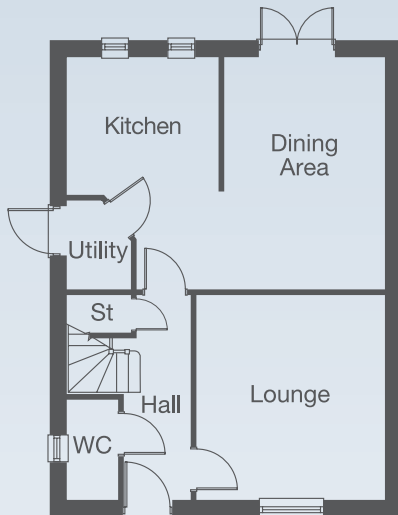
Garage and parking space



Castle Croft

THE MIDDLETON M

4 bedroom detached home - 1254sqft



Ground Floor

Lounge

4.17m x 3.88m (13' 6" x 12' 7")

Kitchen/Dining Area

6.48m max x 4.75m max (21' 2" max x 15' 5" max)

Utility

1.84m max x 1.32m max (6' 0" max x 4' 3" max)

Cloaks

2.05m x 1.06m (6' 7" x 3' 4")

First Floor

Master Bedroom

3.80m max x 3.13m min (12' 4" max x 10' 2" min)

En-suite

2.51m x 1.23m (8' 2" x 4' 0")

Bedroom 2

3.81m x 3.57m (12' 4" x 11' 6")

Bedroom 3

2.83m x 2.43m min (9' 2" x 7' 9" min)

Bedroom 4

2.54m max x 2.05m min (8' 3" max x 6' 7" min)

Bathroom

2.23m x 1.73 (7' 3" x 5' 6")

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THE GAINFORD FM

4 bedroom detached home - 1298sqft

Lounge with French doors leading to rear garden

Kitchen/dining area with feature bay window

Utility and downstairs cloaks

Master bedroom with en-suite and fitted wardrobe

Three further bedrooms and family bathroom

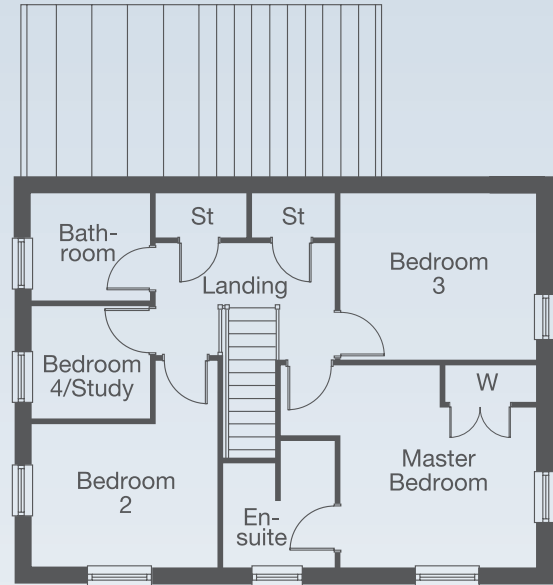
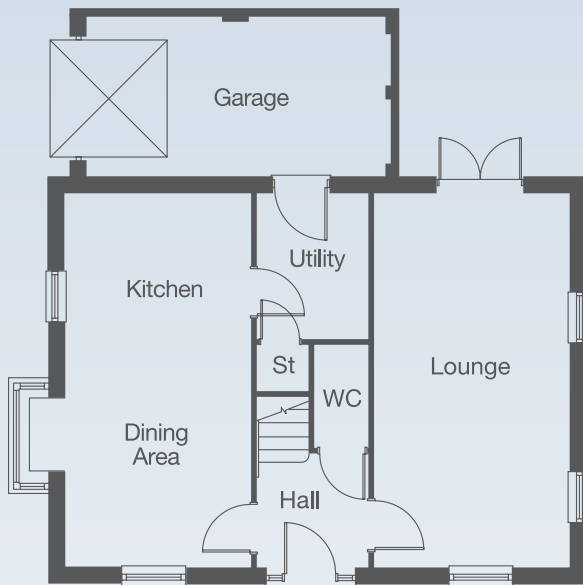
Garage and parking space



Castle Croft

THE GAINFORD FM

4 bedroom detached home - 1298sqft



Ground Floor

Lounge

6.65m x 3.48m (21' 8" x 11' 4")

Kitchen/Dining Area

6.65m x 3.33m min (21' 8" x 10' 9" min)

Utility

2.59m x 2.03m (8' 5" x 6' 6")

Cloaks

1.86m x 0.98m (6' 0" x 3' 2")

First Floor

Master Bedroom

3.60m max x 3.47m min (11' 8" max x 11' 3" min)

En-suite

2.26m max x 2.01m (7' 4" max x 6' 5")

Bedroom 2

3.33m max x 2.55m min (10' 9" max x 8' 3" min)

Bedroom 3

3.49m x 2.96m (11' 4" x 9' 7")

Bedroom 4

2.14m x 2.03m (7' 0" x 6' 6")

Bathroom

2.14m x 1.90m (7' 0" x 6' 2")

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THE GAINFORD FS

4 bedroom detached home - 1298sqft

Lounge with French doors leading to rear garden

Kitchen/dining area with feature bay window

Utility and downstairs cloaks

Master bedroom with en-suite and fitted wardrobe

Three further bedrooms and family bathroom

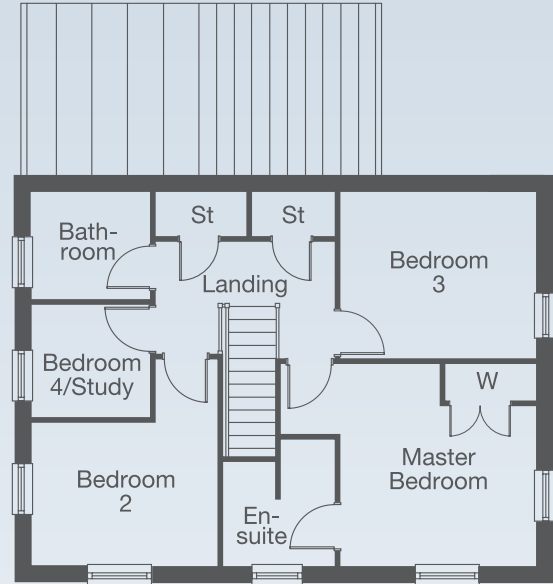
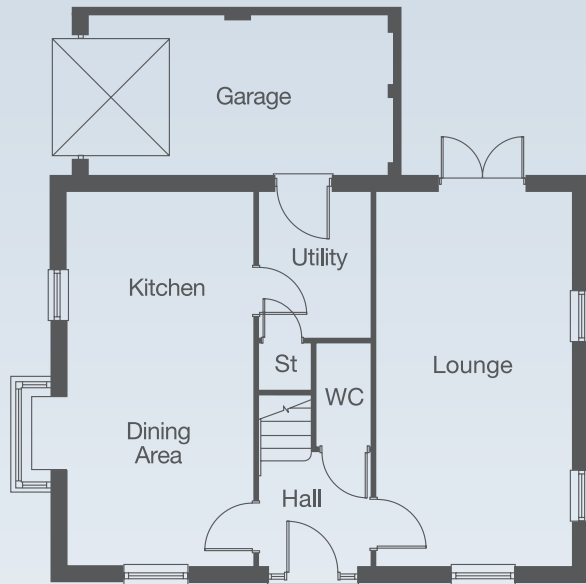
Garage and parking space



Castle Croft

THE GAINFORD FS

4 bedroom detached home - 1298sqft



Ground Floor

Lounge

6.65m x 3.48m (21' 8" x 11' 4")

Kitchen/Dining Area

6.65m x 3.33m min (21' 8" x 10' 9" min)

Utility

2.59m x 2.03m (8' 5" x 6' 6")

Cloaks

1.86m x 0.98m (6' 0" x 3' 2")

First Floor

Master Bedroom

3.60m max x 3.47m min (11' 8" max x 11' 3" min)

En-suite

2.26m max x 2.01m (7' 4" max x 6' 5")

Bedroom 2

3.33m max x 2.55m min (10' 9" max x 8' 3" min)

Bedroom 3

3.49m x 2.96m (11' 4" x 9' 7")

Bedroom 4

2.14m x 2.03m (7' 0" x 6' 6")

Bathroom

2.14m x 1.90m (7' 0" x 6' 2")

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THE STANTON HS

4 bedroom three storey detached home - 1340sqft

Lounge with French doors leading to rear garden

Large kitchen/dining area

Utility and downstairs cloaks

Master bedroom with en-suite, fitted wardrobe and French doors onto balcony

Bedroom 2 and family bathroom to first floor

Two further bedrooms and shower room to second floor

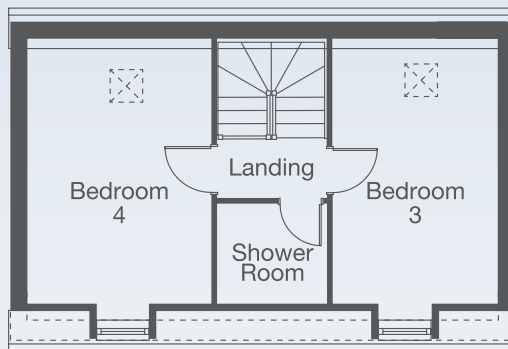
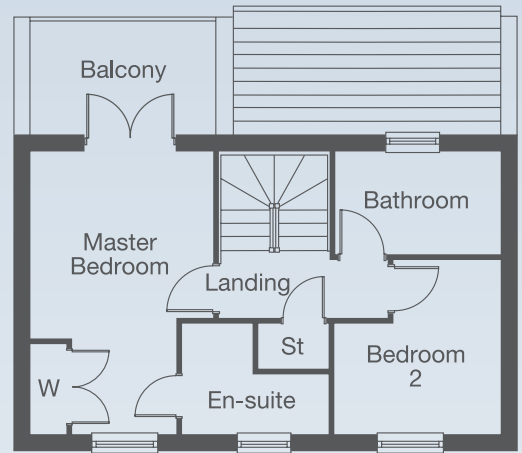
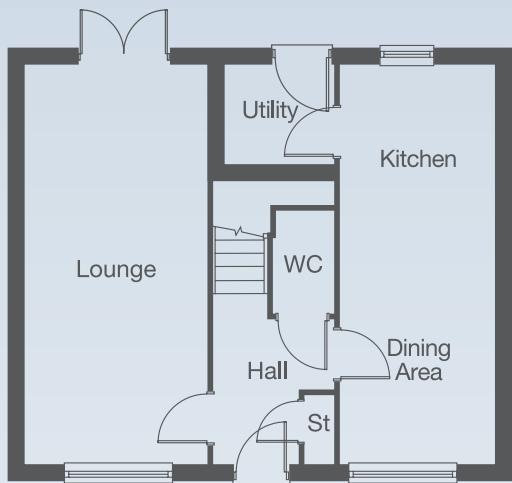
Double garage and parking spaces



Castle Croft

THE STANTON HS

4 bedroom three storey detached home - 1340sqft



Ground Floor

Lounge

6.73m x 3.10m (22' 0" x 10' 1")

Kitchen/Dining Area

6.73m x 2.61m (22' 0" x 8' 5")

Utility

1.80m x 1.65m (5' 9" x 5' 3")

Cloaks

1.66m x 1.06m (5' 4" x 3' 4")

Second Floor

Bedroom 3

4.73m x 3.10m (15' 5" x 10' 1")

Bedroom 4

4.73m x 2.80m (15' 5" x 9' 1")

Shower Room

1.97m x 1.88m (6' 4" x 6' 1")

First Floor

Master Bedroom

4.73m max x 3.10m max (15' 5" max x 10' 1" max)

En-suite

2.31m x 0.99m min (7' 5" x 3' 2" min)

Bedroom 2

2.91m max x 2.81m max (9' 5" max x 9' 2" max)

Bathroom

2.80m x 1.74m (9' 1" x 5' 6")

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THE WESTWICK DAS

4 bedroom detached home - 1354sqft

Lounge with French doors leading to rear garden

Kitchen and utility

Separate dining room

Study

Downstairs cloaks

Master bedroom with en-suite and wardrobes

Three further bedrooms and family bathroom

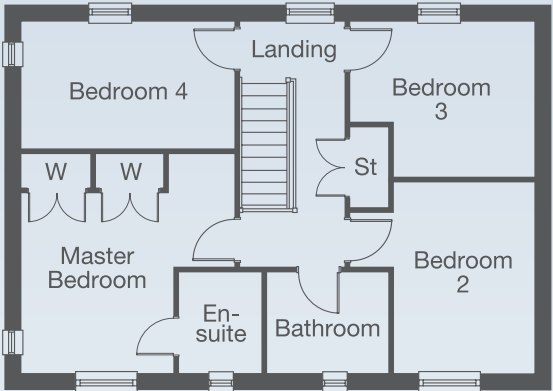
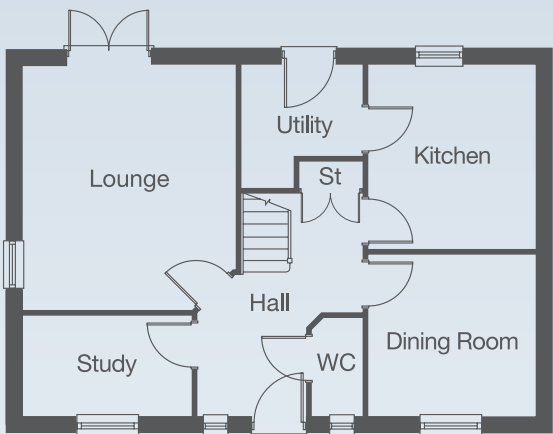
Double garage and parking spaces



Castle Croft

THE WESTWICK DAS

4 bedroom detached home - 1354sqft



Ground Floor

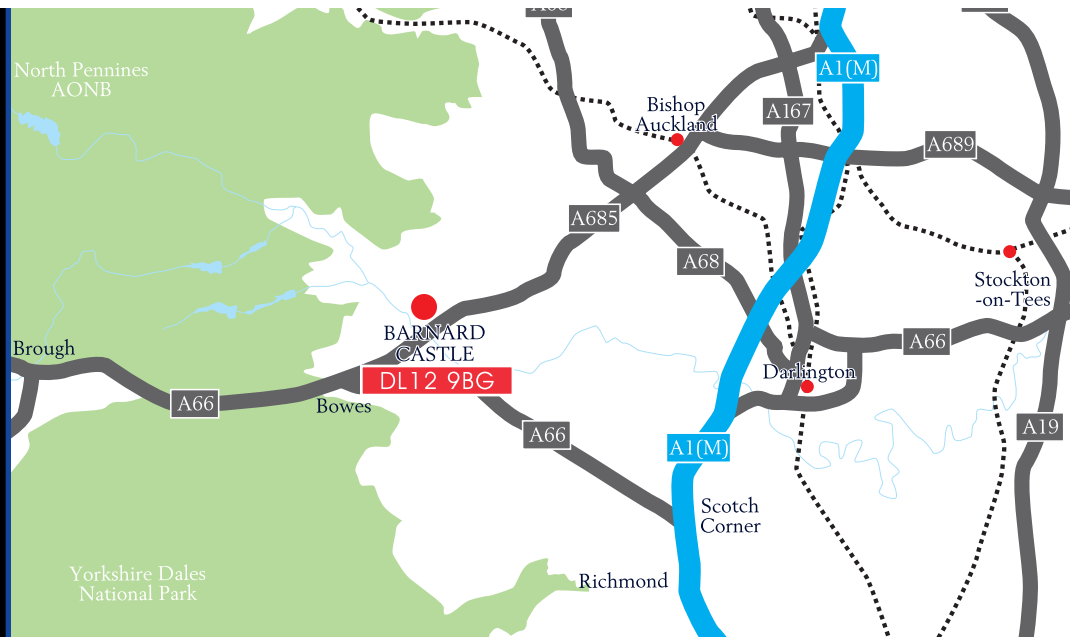
Lounge
4.59m max x 3.97m max (15' 0" max x 13' 0" max)
Kitchen
3.55m x 3.11m (11' 6" x 10' 2")
Dining Room
3.02m x 3.11m (9' 9" x 10' 2")
Study
3.16m x 1.88m (10' 3" x 6' 1")
Utility
2.30m max x 2.27m max (7' 5" max x 7' 4" max)
Cloaks
1.83m max x 0.96m max (6' 0" max x 3' 1" max)

First Floor

Master Bedroom
4.01m max x 3.38m max (13' 1" max x 11' 0" max)
En-suite
1.88m x 1.59m (6' 1" x 5' 2")
Bedroom 2
3.54m max x 2.62m min (11' 6" max x 8' 5" min)
Bedroom 3
3.44m max x 2.92m max (11' 2" max x 9' 5" max)
Bedroom 4
4.01m x 2.39m (13' 1" x 7' 8")
Bathroom
2.29m x 1.88m (7' 5" x 6' 1")

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HOW TO FIND US

FROM A1(M) NORTH Leave the A1(M) at junction 53 Scotch Corner, and join the A66 signposted Brough and Penrith. Follow this road for approximately 13 miles, then turn right onto the B6277 to Barnard Castle and continue onto The Sills (A67), then onto Lartington Lane and then turn left and follow the signs for Castle Croft.

FROM A1(M) SOUTH Leave the A1(M) at junction 61 and take the A688 exit to Spennymoor. Follow this road for approximately 20 miles through Spennymoor, West Auckland and Staindrop. Take the 2nd exit at the roundabout with A67 and continue on through Barnard Castle and over the River Tees into Startforth and onto Lartington Lane, then turn left and follow the signs to Castle Croft.



Castle Croft

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TILIA
HOMES

CONSUMER
CODE FOR
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