Whitworth Chase

Spennymoor

NEW HOMES QUALITY CODE

Linden HOMES



A taste of local life

Whitworth Chase

Land off Mulberry Drive, Spennymoor, DL16 7YG | **01388 300143**

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THE GRAND ELECTRIC HALL

Welcome to
Whitworth Chase

This exciting new development is in the bustling town of Spennymoor, less than 10 miles from the cathedral city of County Durham and surrounded by the beautiful Durham Dales.

Whitworth Chase is on the outskirts of this historic town which is a thriving community with local shops, supermarkets, businesses, schools, sports and leisure facilities.

One of the jewels in Spennymoor's crown is the 4.6-acre Victoria Jubilee Park. This amazing open space provides everything from band stand concerts and outdoor events, to play and picnic areas, a sensory garden, mini-golf course as well as bowling greens and a Multi-Use Games Area with football, tennis and basketball.

You'll find more sports and gym facilities at Spennymoor Leisure Centre and the town is also the proud home of a Regional Gymnastics Centre and Spennymoor Town Hall houses the Durham Mining Museum. If you love walking or cycling, the 4.3-mile Auckland Way Railway Path is only a few minutes' away, as is Whitworth Hall Country Park and the scenic River Wear. Both the Durham Dales and nearby North Pennines also offer a wealth of wonderful walking trails and routes.

For the historic county town of Durham, 7 miles away, with its World Heritage Site Cathedral, take the A688 that runs through Spennymoor and join the A167. The A1 (M) is only 6 miles away via the A688 or head south for Bishop Auckland, 5 miles. Trains from Durham run to York, Darlington, Edinburgh and Newcastle, while Newcastle International Airport, is about a 45-minute drive.

Our range of 2, 3 and 4-bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

So, if you're looking for a quality new home in a semi-rural community close to Durham, your search ends here!

The perfect position

Education for everyone

Spennymoor has a choice of nurseries for pre-school children and several primary schools catering for 4 to 10-year-olds. The nearest primaries to Whitworth Chase are Middlestone Moor Primary and Rosa Street Primary, both about half a mile away.

For senior students, Whitworth Park Academy, a co-educational secondary school with an Ofsted 'good' rating, is an 8-minute walk and takes pupils aged 11 to 16. For 16-18-year-olds there's Durham Sixth Form Centre as well as St John's School and Sixth Form College in

Victoria Jubilee Park
0.9 miles | 20 mins walk

20 mins



Spennymoor Leisure Centre
1 mile | 5 mins drive

5 mins



Durham Castle
7.3 miles | 22 mins drive

22 mins



Whitworth Chase

Durham Cathedral
8.5 miles | 22 mins drive

22 mins



Whitworth Academy
0.3 miles | 8 mins walk

8 mins



Bishop Auckland and Bishop Auckland College with higher education options. Durham University is ranked among the world's best with 21 of its subjects reaching the world's top 100 in the QS World University Rankings by Subject 2025.



Durham Mining Museum

1.1 miles | 4 mins drive

4 mins





Whitworth Hall Country Park

1.1 miles | 23 mins walk

23 mins



Auckland Way Railway Path

0.2 miles | 4 mins walk

4 mins





Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

Personalise your new home with upgrades and extras from our **Enhance** range, where the choice is yours

There's nothing more exciting than reserving your dream new Linden home, with **Enhance** there is even more reason to look forward to moving day.

Enhance offers you the chance to personalise your new home with a wide range of options and upgrades available. It suits your needs and wants perfectly and moving day can't come quick enough!

From customising your kitchen with stylish cupboards and worktops to having the latest modern appliances.

Choose your tiles in the bathroom or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to sing.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with **Enhance**.



Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Smooth Move	**Smooth Move** is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!
Home Exchange	With **Home Exchange** you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.
Key Worker	Helping essential **key workers** get on the housing ladder with assistance from Linden Homes and access to purchase assistance schemes requiring as little as a 5% deposit.
Armed Forces TRINITY	Helping members of the **Armed Forces** to own a home with assistance from Linden Homes, the government and the Ministry of Defence.
Deposit Unlock	With **Deposit Unlock**, whether you are a first time or next time buyer, you could purchase a new Linden home with just a 5% deposit up to the value of £750,000!

Scan me
for directions

Whitworth Chase

off Mulberry Drive,
Spennymoor,
County Durham, DL16 7YG
01388 300143

Cover photograph of Spennymoor. Not view from the development. The street scene shown has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Vistry North East region
2 Esh Plaza, Sir Bobby Robson Way, Great Park, Newcastle Upon Tyne NE13 9BA. Telephone: 01912 271 000

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The Foxglove

2 bedroom home

Whitworth Chase

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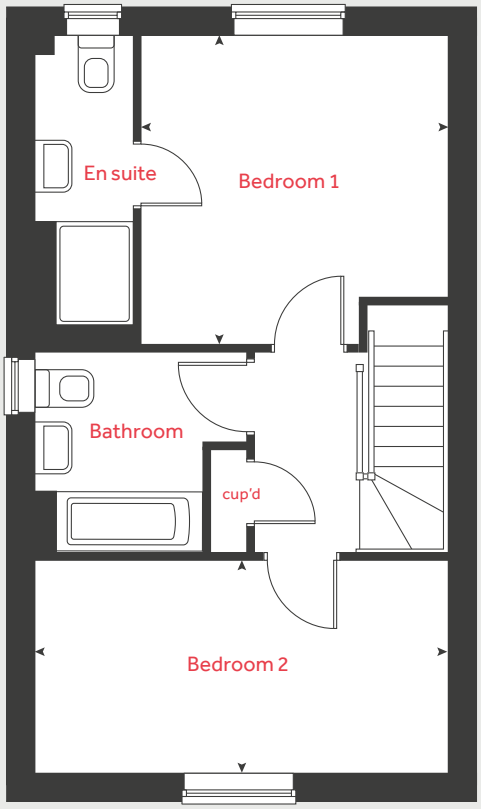
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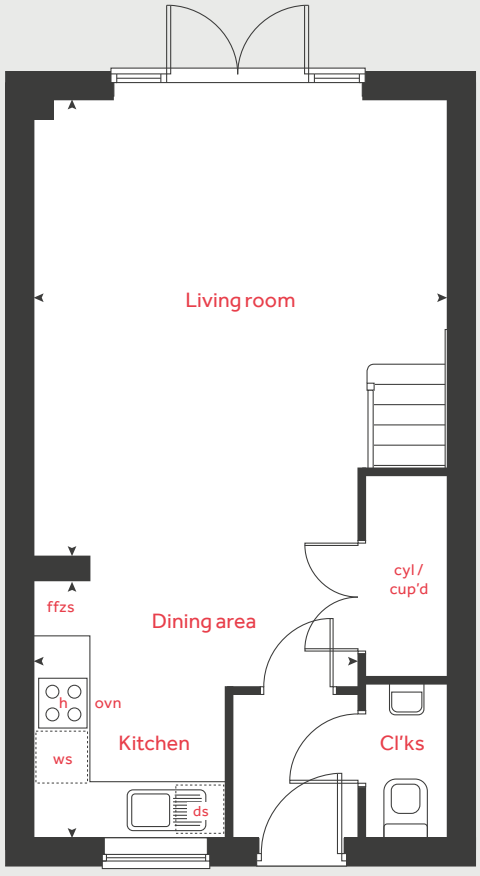
The Foxglove

2 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	3.70 x 2.95	12' 1" x 9' 8"
Living room	5.20 x 4.75	17' 0" x 15' 7"

First floor		
Bedroom 1	3.51 x 3.47	11' 6" x 11' 5"
Bedroom 2	4.75 x 2.43	15' 7" x 7' 11"

h	hob	ws	washing machine space
ovn	oven	cyl	hot water cylinder
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points

The Foxglove | Spennymoor |

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The Bluebell

3 bedroom home

Whitworth Chase

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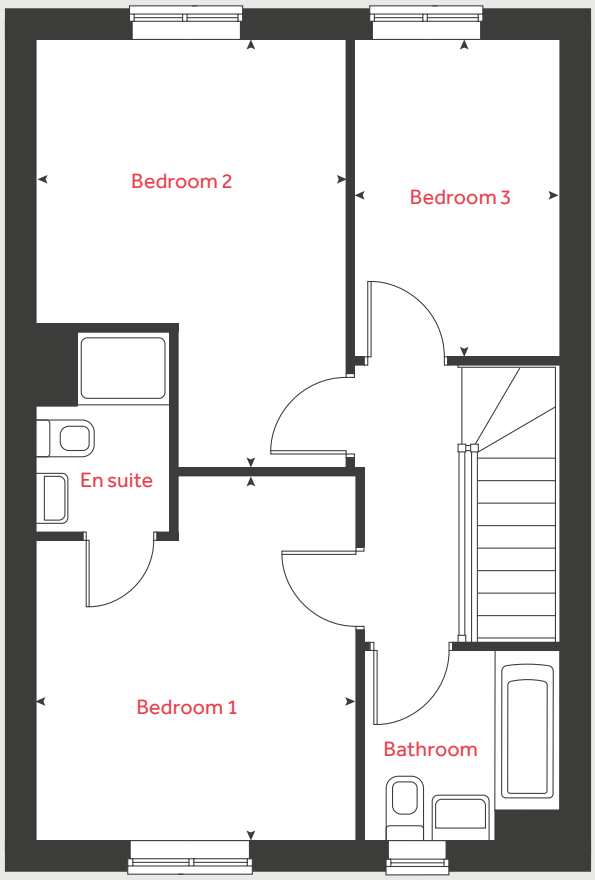
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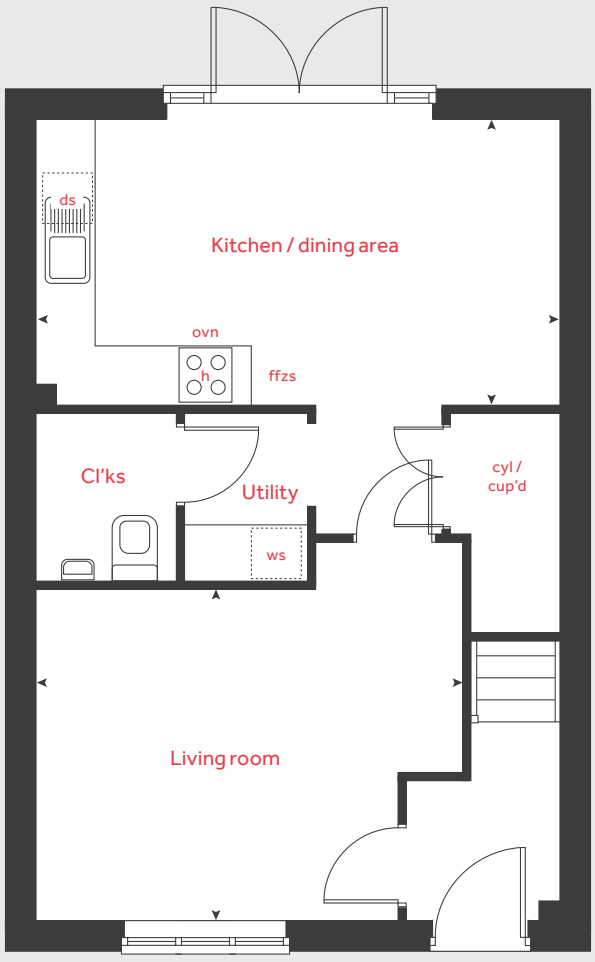
The Bluebell

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.64 x 2.98	18' 6" x 9' 9"
Living room	4.60 x 3.38	15' 1" x 11' 1"

First floor		
Bedroom 1	3.91 x 3.38	12' 10" x 11' 1"
Bedroom 2	4.50 x 3.30	14' 9" x 10' 10"
Bedroom 3	3.30 x 2.20	10' 10" x 7' 3"

h	hob	ws	washing machine space
ovn	oven	cyl	hot water cylinder
ffzs	fridge freezer space	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points

The Bluebell | Spennymoor |

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The Heather

3 bedroom home

Whitworth Chase

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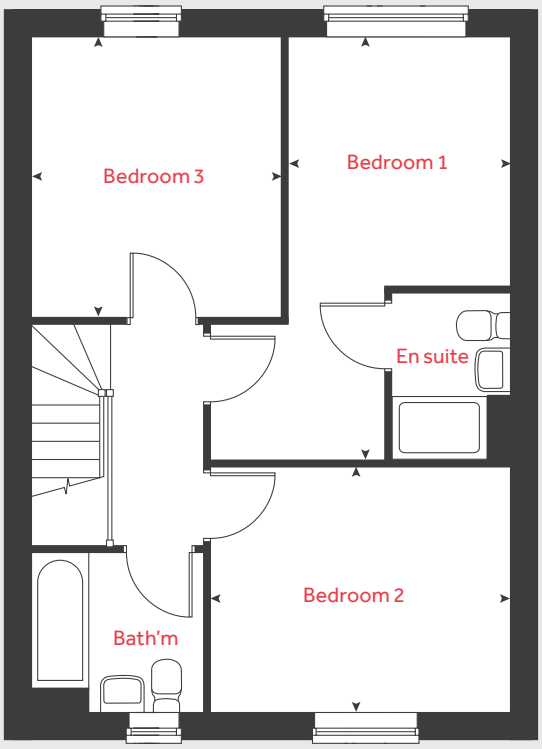
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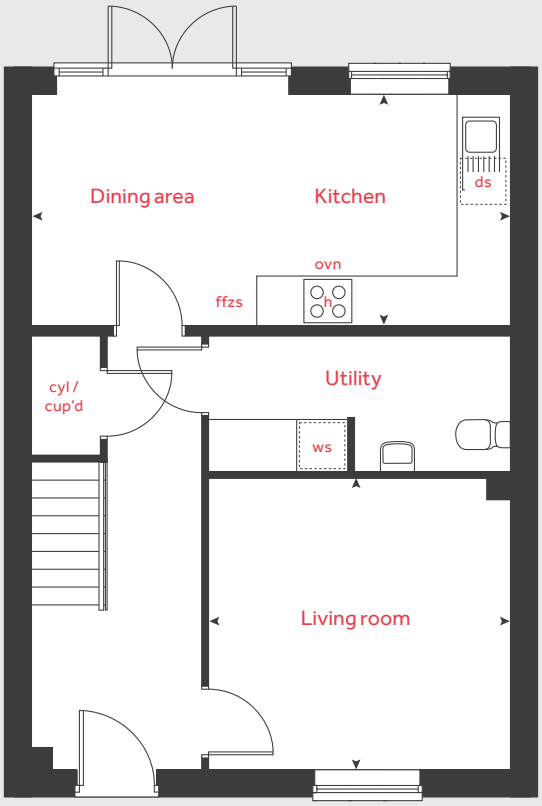
The Heather

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	6.02 x 2.92	19' 9" x 9' 6"
Living room	3.79 x 3.65	12' 5" x 11' 11"

First floor		
Bedroom 1	5.33 x 2.79	17' 6" x 9' 1"
Bedroom 2	3.77 x 3.08	12' 4" x 10' 1"
Bedroom 3	3.53 x 3.15	11' 6" x 10' 4"

h	hob	cup'd	cupboard
ovn	oven	cyl	hot water cylinder
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Heather | Spennymoor |

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The Sunflower

3 bedroom home

Whitworth Chase

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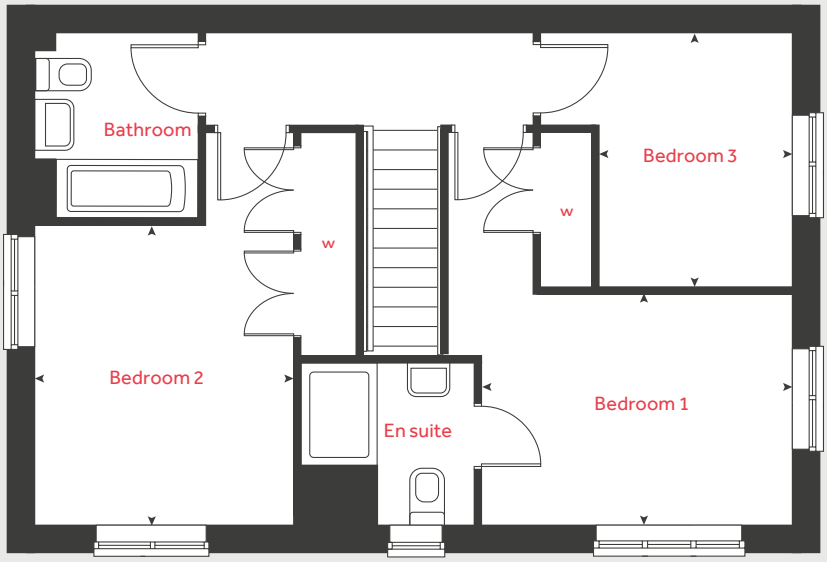
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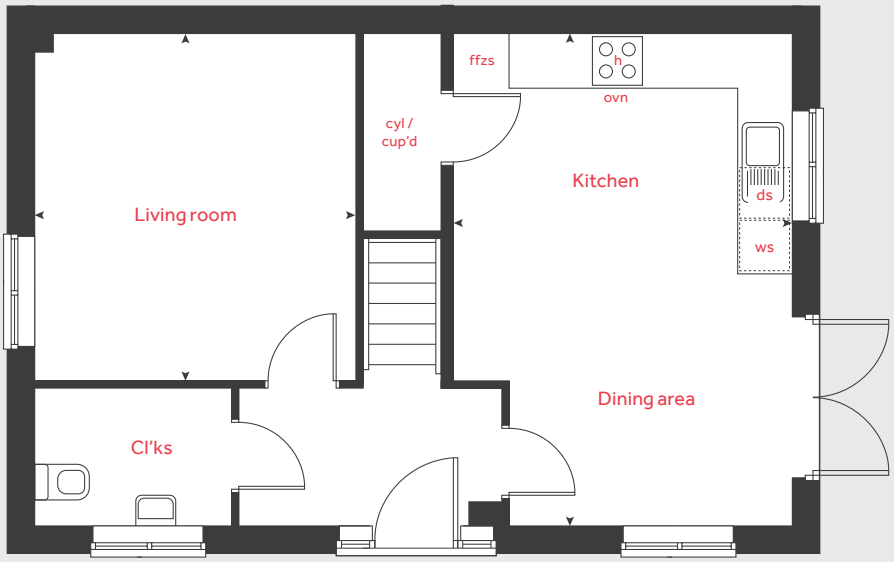
The Sunflower

3 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.81 x 4.02	19' 1" x 13' 2"
Living room	4.10 x 3.77	13' 5" x 12' 4"

First floor		
Bedroom 1	3.66 x 2.69	12' 0" x 8' 10"
Bedroom 2	3.54 x 3.07	11' 7" x 10' 1"
Bedroom 3	3.02 x 2.28	9' 11" x 7' 6"

h	hob	cup'd	cupboard
ovn	oven	cyl	hot water cylinder
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Sunflower | Spennymoor |

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The Tulip

3 bedroom home

Whitworth Chase

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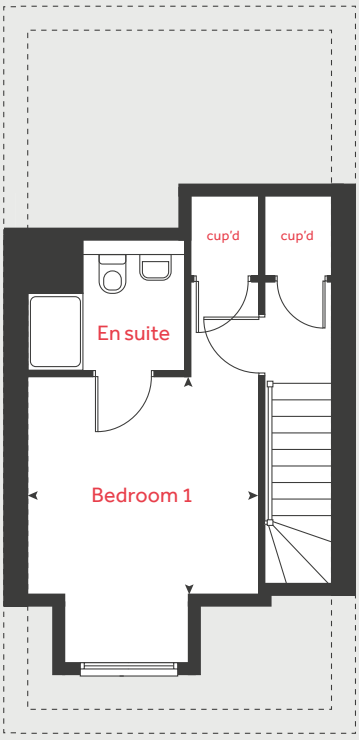
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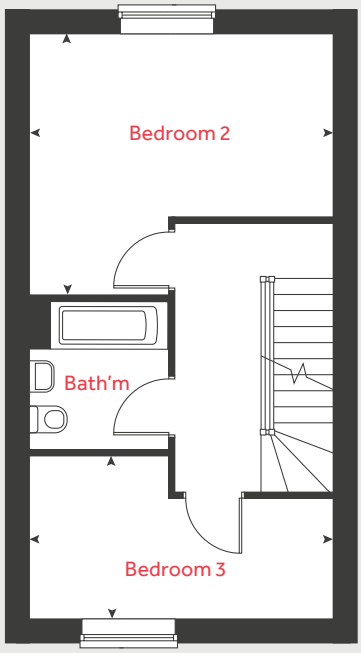
The Tulip

3 bedroom home

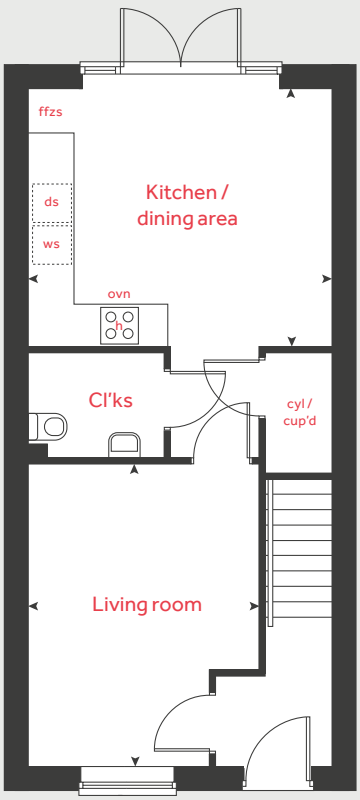
Second floor



First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	4.38 x 3.74	14' 4" x 12' 3"
Living room	4.36 x 3.35	14' 3" x 10' 11"

First floor		
Bedroom 2	4.39 x 3.78	14' 4" x 12' 4"
Bedroom 3	4.39 x 2.36	14' 5" x 7' 9"

Second floor		
Bedroom 1	3.35 x 3.16	10' 11" x 10' 4"

h	hob	ws	washing machine space
ovn	oven	cup'd	cupboard
ffzs	fridge freezer space	cyl	hot water cylinder
ds	dishwasher space	◄ ►	measuring points

The Tulip | Spennymoor |

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The Lily

4 bedroom home

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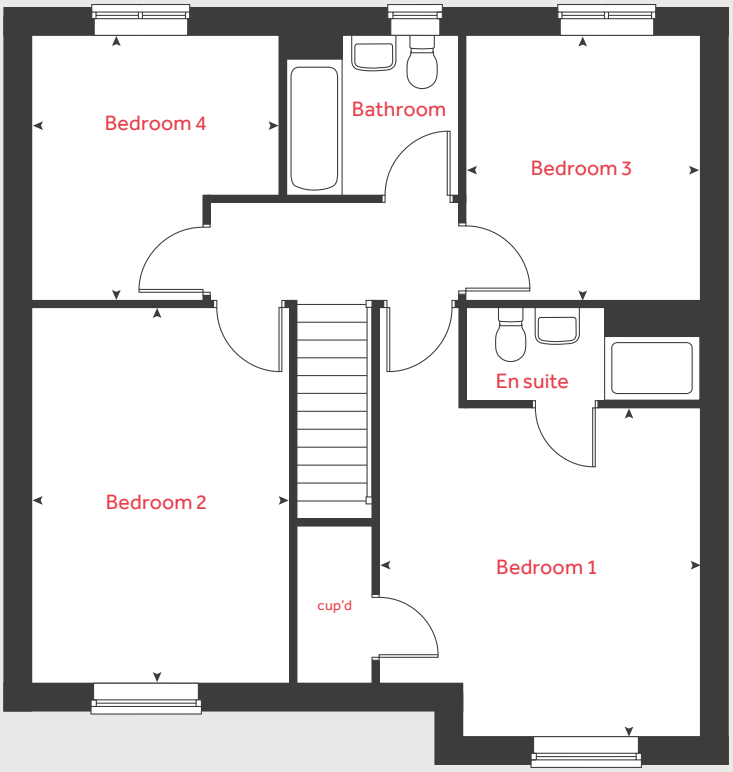
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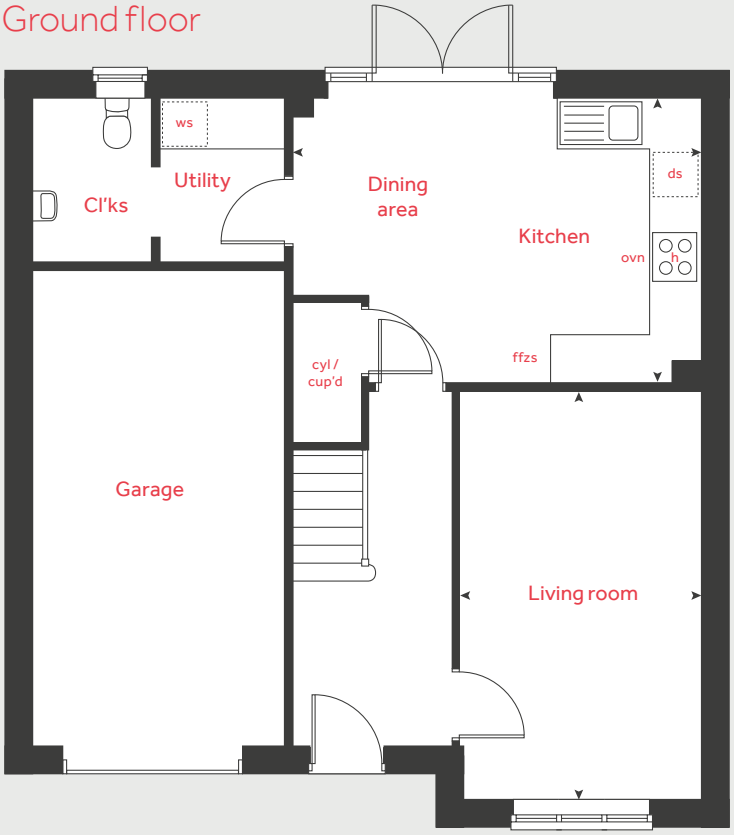
The Lily

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	5.09 x 3.59	16' 8" x 11' 9"
Living room	5.13 x 3.00	16' 9" x 9' 10"

First floor		
Bedroom 1	4.14 x 4.05	13' 6" x 13' 3"
Bedroom 2	4.73 x 3.25	15' 6" x 10' 7"
Bedroom 3	3.34 x 2.95	10' 11" x 9' 8"
Bedroom 4	3.34 x 3.11	9' 8" x 10' 2"

h	hob	cup'd	cupboard
ovn	oven	cyl	hot water cylinder
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Lily | Spennymoor |

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The Lupin

4 bedroom home

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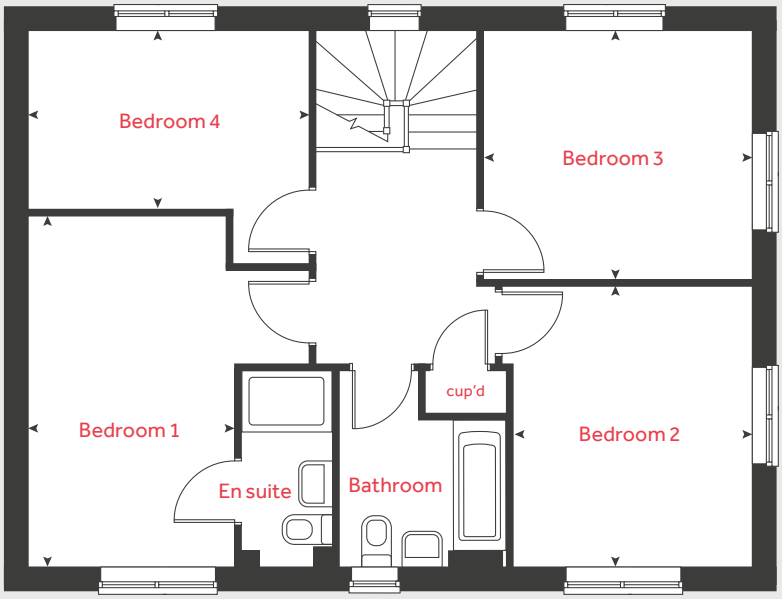
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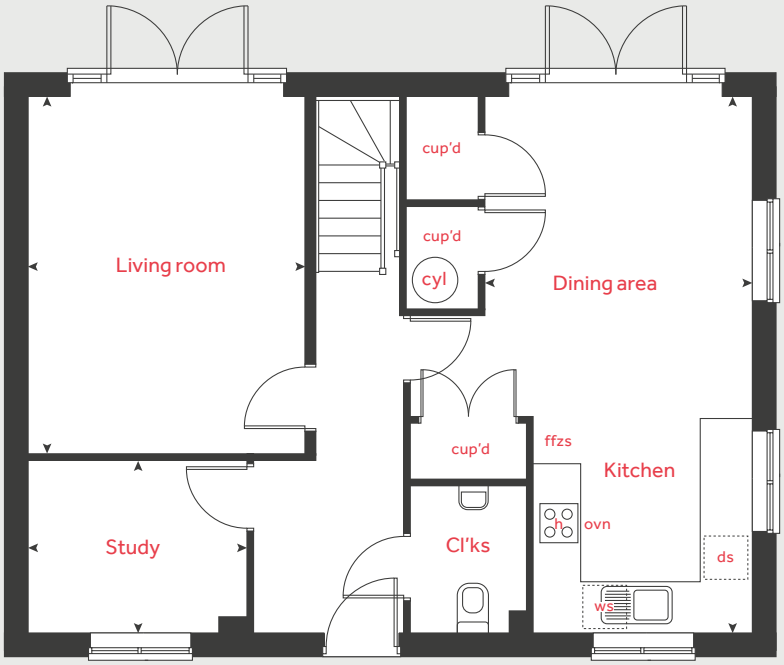
The Lupin

4 bedroom home

First floor



Ground floor



Ground floor	metres	feet / inches
Kitchen / dining area	7.04 x 3.48	23' 1" x 11' 5"
Living room	4.65 x 3.65	15' 3" x 11' 11"
Living room	2.83 x 2.30	9' 3" x 7' 6"

First floor		
Bedroom 1	4.62 x 2.74	15' 1" x 8' 11"
Bedroom 2	3.69 x 3.12	12' 1" x 10' 2"
Bedroom 3	3.52 x 3.26	11' 6" x 10' 8"
Bedroom 4	3.69 x 2.33	12' 1" x 7' 7"

h	hob	cup'd	cupboard
ovn	oven	cyl	hot water cylinder
ffzs	fridge freezer space	w	wardrobe
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Lupin | Spennymoor |

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Development plan

Whitworth Chase

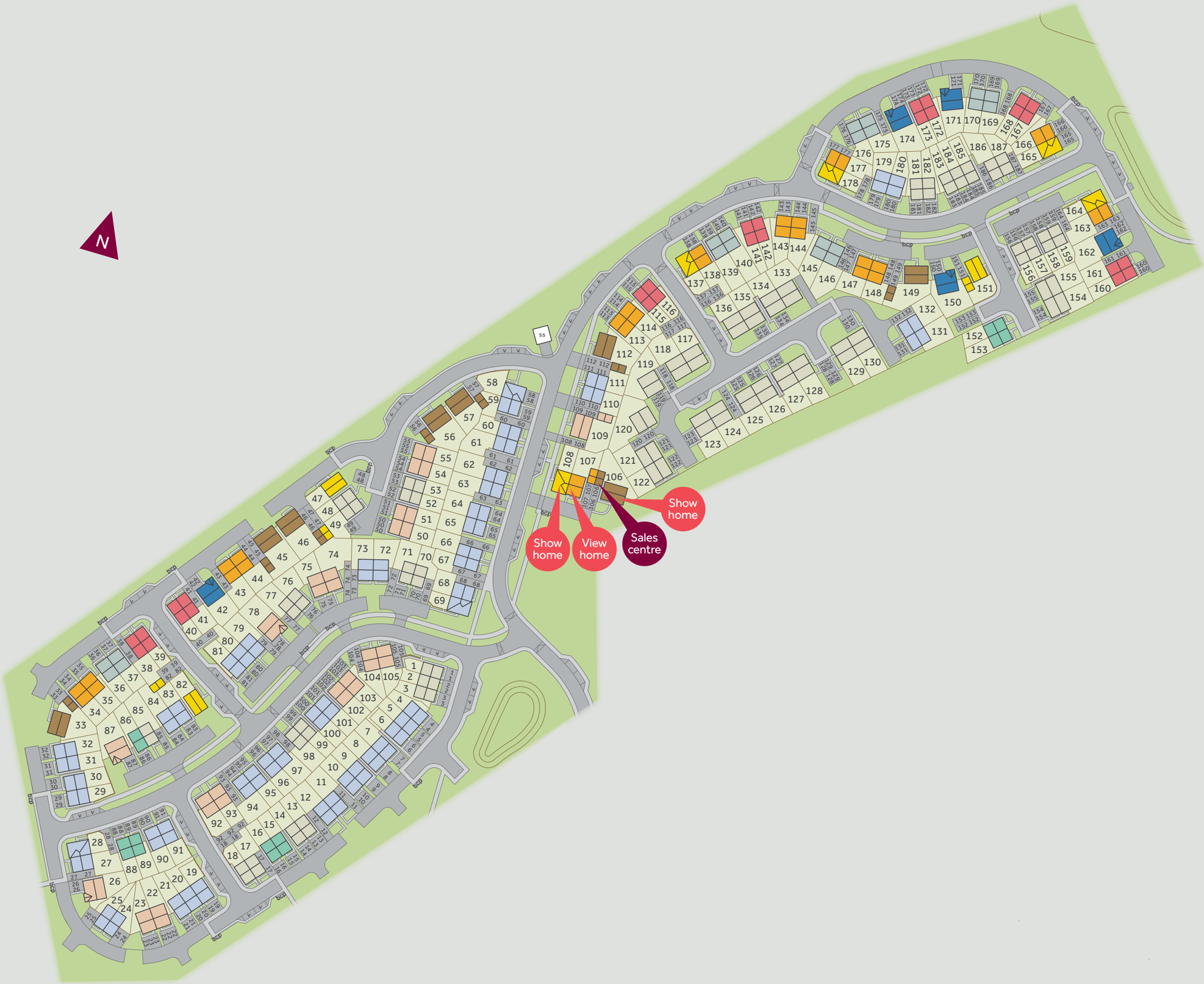
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Whitworth Chase

Spennymoor



4 bedroom homes

- The Lily
- The Lupin

3 bedroom homes

- The Bluebell
- The Heather
- The Sunflower
- The Tulip

2 bedroom homes

- The Foxglove

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

bcp	bin collection point		
ss	substation	v	visitor space

The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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Specification

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Whitworth Chase

Spennymoor

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Enhance** range of extras available.

	2 bedroom The Foxglove	3 bedroom The Bluebell	The Heather	The Sunflower	The Tulip	4 bedroom The Lily	The Lupin
Kitchen							
Symphony Hacienda / Melrose range kitchen with laminate worktop	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■		■	■	■
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated hood	■	■	■	■	■		
Indesit hob (60 cm) with built-in single under oven, with stainless steel splashback and 60cm stainless steel chimney hood						■	■
Fridge / freezer space	■	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■			■	■		■
Space for washing machine with plumbing and electrics in utility		■	■			■	
Bathrooms and en suite(s)							
Ideal Standard contemporary white iLife sanitary ware	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■	■	■	■	■
Handheld hair wash attachment in bathroom	■	■	■	■	■	■	■
Choice of standard Saloni wall tiling (splashback, 450mm height over bath, and full-height to shower cubicle)*	■	■	■	■	■	■	■
Water waste heat recovery system	■	■	■	■	■	■	■

■ Fitted as standard - included in the property
* Subject to stage of construction

This specification indicates, by means of a dot (■), the items that are included within the home. If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Enhance upgrade options available depending on build stage, please speak with a sales consultant.







	2 bedroom The Foxglove	3 bedroom The Bluebell	The Heather	The Sunflower	The Tulip	4 bedroom The Lily	The Lupin
Doors and Windows							
Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■
Internal doors to be ladder door style with Brass Satin finish handles	■	■	■	■	■	■	■
Paving outside French door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■
General							
White painted walls and smooth white ceilings	■	■	■	■	■	■	■
TV point to lounge and family room (where applicable)	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■
Panasonic J Series Air Source Heat Pump with hot water cylinder	■	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■	■
Power and lighting to garage (integral garage only)						■	
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■
First two years' customer service support from Linden Homes	■	■	■	■	■	■	■

The specification shown is correct at the time of production. Linden Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Linden Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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