



**Right where
you belong**

at Middlestone Meadows

gleeson

Homes designed to complement modern day living

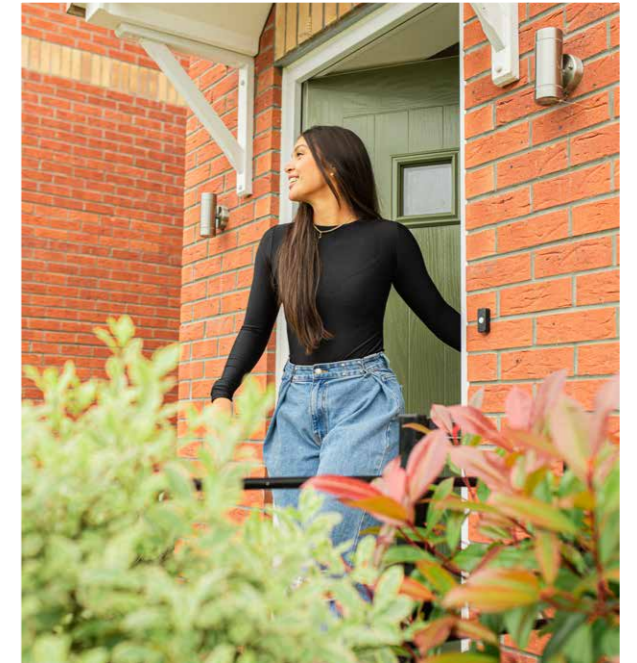


With over 120 years' experience in placemaking, we're perfectly suited to help you navigate your home buying journey

Gleeson builds developments across the North of England, Midlands and into Lincolnshire, meaning we have plenty of choice to help you find your dream home.

Buying a home is a significant life event and whether you're looking to get onto the property ladder for the first time or searching for a home that better suits your needs, we want to help you.

Plus, with an affordable collection of energy efficient, high-quality homes available, we're proud to be making homeownership achievable for everyone.



A vibrant community in Spennymoor

Middlestone Meadows boasts a stunning collection of 2, 3 and 4 bedroom homes in the sought-after area of Middlestone Moor. The development is well served by local amenities and is ideally located for commuting to Durham, Bishop Auckland and further afield. Explore our site plan and discover the wide range of homes available at Middlestone Meadows.

		
Cork 2 bedroom	Kerry 2 bedroom	Tyrone 3 bedroom
		
Lisburn 3 bedroom	Wicklow 3 bedroom	Woodford 3 bedroom
		
Wexford 3 bedroom	Kilkenny 3 bedroom	Kildare 3 bedroom
		
Renmore 3 bedroom	Clifden 3 bedroom	Milford 3 bedroom
		
Carlow 4 bedroom	Waterford 4 bedroom	Longford 4 bedroom
		
Bantry 4 bedroom	Affordable Rent (conditions apply)	Discount Market Sale (conditions apply)

This site layout is intended for illustrative purposes only and may be subject to change, for example in response to technical or planning requirements, ground conditions or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, land contours or gradients, local authority street lighting or landscaping proposals. For specific property details, plot layouts or elevations, please speak to one of our Sales Executives.



Living in Spennymoor

Spennymoor, located in County Durham, offers a welcoming blend of community spirit, historical charm and modern convenience. Nestled just seven miles from Durham and surrounded by scenic countryside, the town is ideal for families, professionals and retirees alike.

The town offers easy access to a wide range of amenities, including supermarkets, independent shops, cafés and leisure facilities. The town also boasts a strong arts and cultural scene, with local galleries, brass bands, and community events held at Spennymoor Town Hall.

A practical base for commuters and families, with excellent road links via the A1 and regular public transport to Durham, Bishop Auckland, and Newcastle and a number of well-regarded schools nearby.

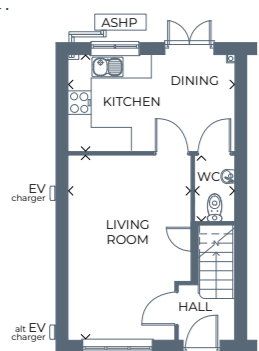




Cork

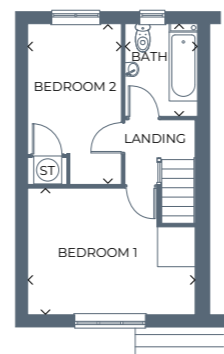
2 bedroom, semi-detached home

A beautiful semi-detached home boasting a spacious living area, kitchen-diner with French doors out to the garden and two generous sized bedrooms.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	2.41 x 4.14	7'11" x 13'7"
Living Room	4.64 x 3.06	15'3" x 10'
WC	1.68 x 0.99	5'6" x 3'3"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.14 x 3.10	13'7" x 10'2"
Bedroom 2	3.94 x 2.25	12'11" x 7'5"
Bathroom	2.25 x 1.79	7'5" x 5'10"

Gross internal area 635.9ft² / 59.08m²

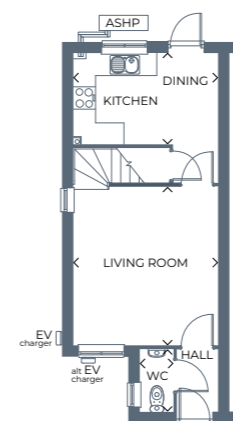
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Kerry

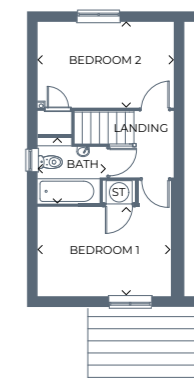
2 bedroom, semi-detached home

This semi-detached home combines a modern open-plan kitchen-diner with a cosy, separate living room, two spacious bedrooms and a family bathroom.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	3.76 x 2.38	12'5" x 7'10"
Living Room	4.17 x 3.76	13'8" x 12'5"
WC	1.59 x 0.87	5'3" x 2'10"



First floor

Room	Metres	Feet & Inches
Bedroom 1	3.76 x 2.47	12'5" x 8'1"
Bedroom 2	3.76 x 2.37	12'5" x 7'10"
Bathroom	1.84 x 1.89	6'1" x 6'2"

Gross internal area 654.7ft² / 60.82m²

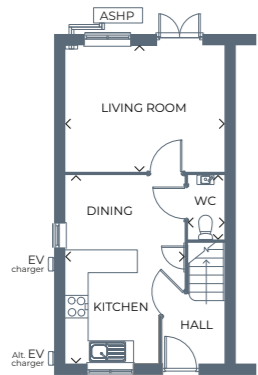
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Tyrone

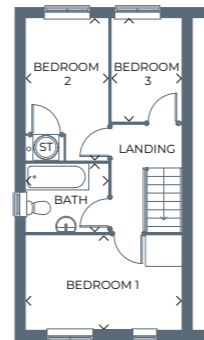
3 bedroom, semi-detached home

A beautiful 3 bedroom semi-detached home ideal for entertaining, featuring an open-plan kitchen-diner, spacious living room and great-sized bedrooms.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.95 x 3.13	16'3" x 10'3"
Living Room	4.15 x 3.31	13'7" x 10'10"
WC	1.70 x 0.94	5'7" x 3'1"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.15 x 2.52	13'7" x 8'3"
Bedroom 2	3.81 x 2.20	12'6" x 7'2"
Bedroom 3	2.76 x 1.86	9'1" x 6'1"
Bathroom	2.20 x 1.84	7'2" x 6'0"

Gross internal area 742.7ft² / 69m²

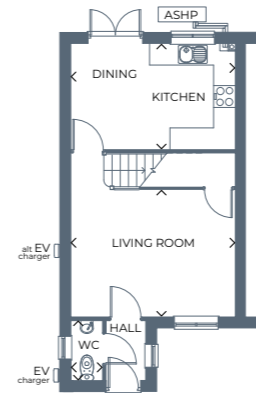
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Wicklow

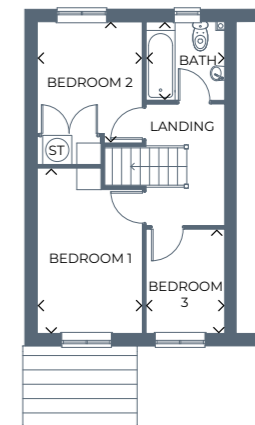
3 bedroom, semi-detached home

This semi-detached home boasts a bright, airy living room, a contemporary kitchen-diner and three great-sized bedrooms, plus a family bathroom.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.47 x 2.90	14'8" x 9'6"
Living Room	4.47 x 3.63	14'8" x 11'11"
WC	1.59 x 0.87	5'3" x 2'10"



First floor

Room	Metres	Feet & Inches
Bedroom 1	3.96 x 2.51	13'0" x 8'3"
Bedroom 2	2.91 x 2.51	9'7" x 8'3"
Bedroom 3	2.49 x 1.87	8'2" x 6'2"
Bathroom	1.87 x 1.87	6'2" x 6'2"

Gross internal area 754.8ft² / 70.12m²

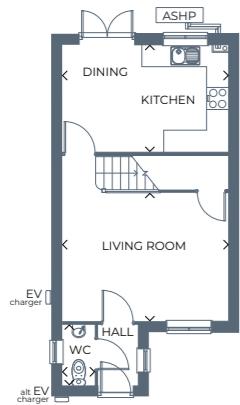
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Kilkeny

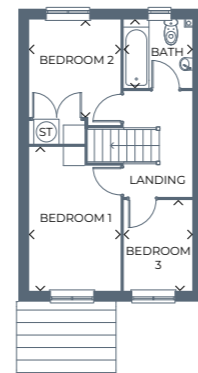
3 bedroom, detached home

A modern 3 bedroom detached home, with a spacious kitchen-diner, French doors to the garden, a large living room and versatile bedrooms.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.47 x 2.90	14'8" x 9'6"
Living Room	4.47 x 3.63	14'8" x 11'11"
WC	1.59 x 0.87	5'3" x 2'10"



First floor

Room	Metres	Feet & Inches
Bedroom 1	3.96 x 2.51	13'0" x 8'3"
Bedroom 2	2.91 x 2.51	9'6" x 8'3"
Bedroom 3	1.87 x 2.49	6'2" x 8'2"
Bathroom	1.87 x 1.87	6'2" x 6'2"

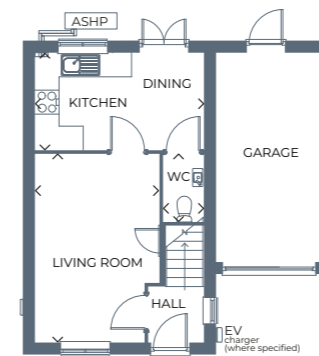
Gross internal area 754.8ft² / 70.12m²

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Kildare

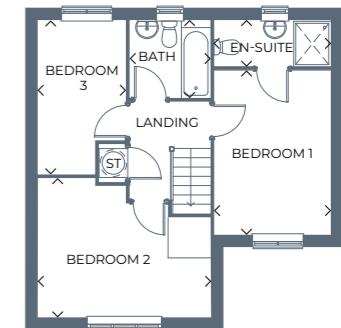
3 bedroom, detached home

A luxurious detached home with an integral garage, boasting three large bedrooms, a master en-suite and an open-plan kitchen-diner with French doors.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 2.40	13'7" x 7'10"
Living Room	4.66 x 3.07	15'3" x 10'1"
WC	1.69 x 0.99	5'7" x 3'3"



First floor

Room	Metres	Feet & Inches
Bedroom 1	3.97 x 2.80	13'0" x 9'2"
En-suite	1.09 x 2.80	3'7" x 9'2"
Bedroom 2	4.14 x 3.34	13'7" x 11'0"
Bedroom 3	3.71 x 2.11	12'2" x 6'11"
Bathroom	1.86 x 1.96	6'1" x 6'5"

Gross internal area 960.7ft² / 89.25m²

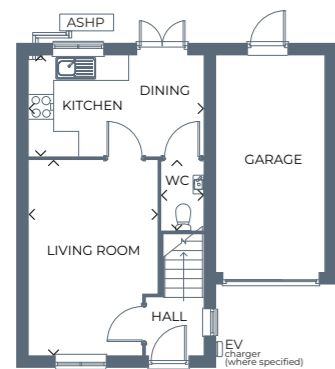
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Woodford

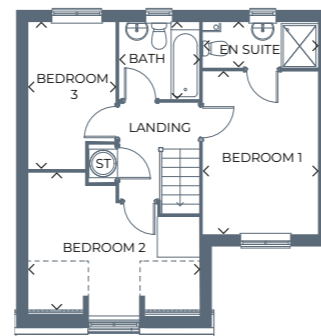
3 bedroom, semi-detached home

This semi-detached home benefits from a bright living room, a spacious kitchen-diner and three bedrooms, with the master featuring an en-suite.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 2.40	13'7" x 7'11"
Living Room	4.66 x 3.07	15'3" x 10'1"
WC	1.69 x 0.99	5'7" x 3'3"



First floor

Room	Metres	Feet & Inches
Bedroom 1	3.96 x 2.80	13'0" x 9'2"
En-suite	2.79 x 1.08	9'2" x 3'7"
Bedroom 2	4.14 x 3.36	13'7" x 11'0"
Bedroom 3	3.57 x 2.10	11'9" x 6'11"
Bathroom	1.96 x 1.86	6'5" x 6'1"

Gross internal area 960.6ft² / 89.24m²

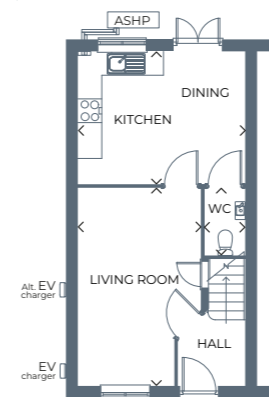
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Lisburn

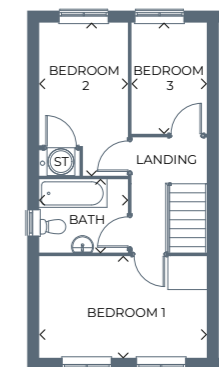
3 bedroom, semi-detached home

A modern 3 bedroom semi-detached home with a contemporary open-plan kitchen space, great-sized bedrooms and an excellent living area.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.14 x 3.31	13'7" x 10'10"
Living Room	4.95 x 3.07	16'3" x 10'1"
WC	1.70 x 0.99	5'7" x 3'3"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.14 x 2.52	13'7" x 8'3"
Bedroom 2	3.81 x 2.20	12'6" x 7'3"
Bedroom 3	2.76 x 1.86	9'1" x 6'1"
Bathroom	2.20 x 1.84	7'2" x 6'0"

Gross internal area 742.7ft² / 69m²

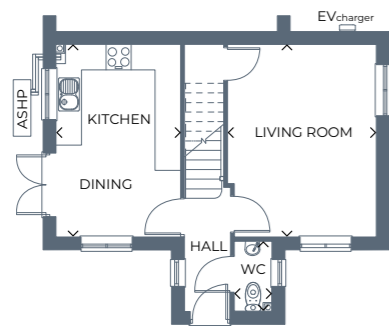
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Wexford

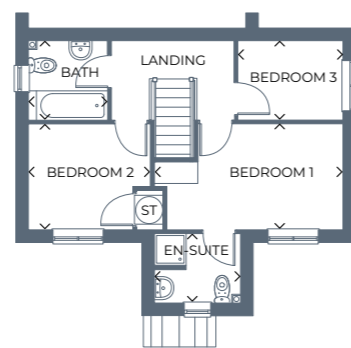
3 bedroom, semi-detached home

A modern semi-detached home with a combined kitchen-diner and French doors out to the garden, plus a separate living room and three bedrooms.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.47 x 2.92	14'8" x 9'7"
Living Room	4.47 x 3.44	14'8" x 11'4"
WC	1.66 x 0.88	5'5" x 2'11"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.46 x 2.51	14'8" x 8'3"
En-suite	2.00 x 1.66	6'7" x 5'5"
Bedroom 2	2.92 x 2.51	9'7" x 8'3"
Bedroom 3	2.49 x 1.87	8'2" x 6'2"
Bathroom	1.87 x 1.88	6'2" x 6'2"

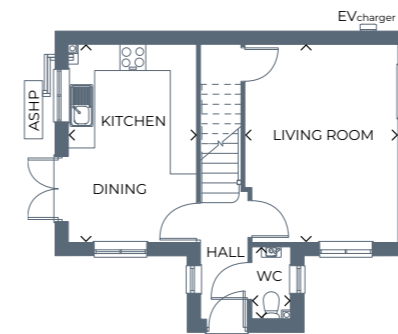
Gross internal area 792.5ft² / 73.63m²

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Renmore

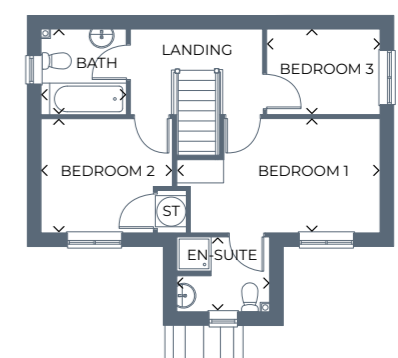
3 bedroom, detached home

A beautiful 3 bedroom detached home offering the perfect space for modern living, boasting a spacious kitchen-diner, family living room, bathroom and master en-suite.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.47 x 2.92	14'8" x 9'7"
Living Room	4.47 x 3.45	14'8" x 11'4"
WC	1.66 x 0.88	5'5" x 2'11"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.46 x 2.51	14'8" x 8'3"
En-suite	2.00 x 1.66	6'7" x 5'5"
Bedroom 2	2.92 x 2.51	9'7" x 8'3"
Bedroom 3	2.49 x 1.87	8'2" x 6'2"
Bathroom	1.87 x 1.88	6'2" x 6'2"

Gross internal area 792.9ft² / 73.66m²

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Clifden

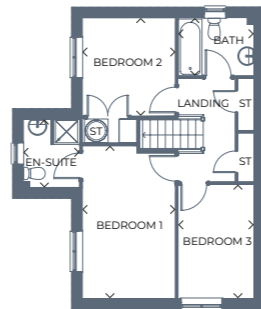
3 bedroom, detached home

A beautiful 3 bedroom detached home with a large kitchen-diner, spacious living room, family bathroom, and en-suite.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.07 x 2.90	16'8" x 9'6"
Living Room	5.07 x 4.30	16'8" x 14'1"
WC	1.66 x 0.88	5'5" x 2'10"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.52 x 2.75	14'10" x 9'0"
En-suite	2.00 x 1.65	6'7" x 5'5"
Bedroom 2	2.90 x 2.74	9'6" x 9'0"
Bedroom 3	3.36 x 2.23	11'0" x 7'4"
Bathroom	2.23 x 1.70	7'4" x 5'7"

Gross internal area 982.1ft² / 91.24m²

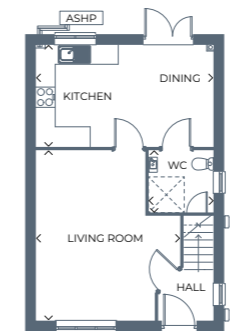
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Milford

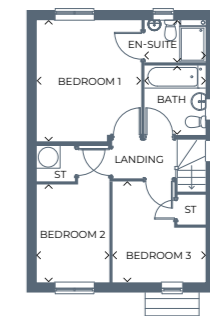
3 bedroom, detached home

A stunning detached home designed for modern living, with an open-plan kitchen-diner, living room, and three well-proportioned bedrooms.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.24 x 3.00	17'2" x 9'10"
Living Room	5.00 x 4.27	16'5" x 14'0"
Utility / WC	1.88 x 1.80	6'2" x 5'11"



First floor

Room	Metres	Feet & Inches
Bedroom 1	3.79 x 3.25	12'5" x 10'8"
En-suite	1.89 x 1.30	6'3" x 4'3"
Bedroom 2	2.20 x 3.03	7'2" x 9'11"
Bedroom 3	3.14 x 2.95	10'4" x 9'8"
Bathroom	1.90 x 2.21	6'3" x 7'3"

Gross internal area 916.4ft² / 85.14m²

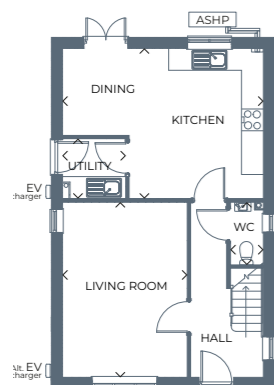
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Longford

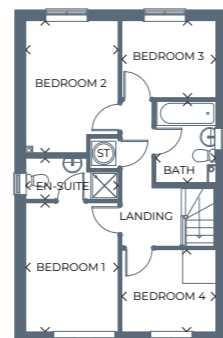
4 bedroom, detached home

A stunning 4 bedroom detached home with a large living area, kitchen-diner, great-sized bedrooms, en-suite and a family bathroom.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.44 x 4.06	17'10" x 13'4"
Living Room	4.74 x 3.39	15'7" x 11'1"
Utility	1.71 x 1.62	5'7" x 5'4"
WC	1.70 x 0.89	5'6" x 3'3"



First floor

Room	Metres	Feet & Inches
Bedroom 1	3.71 x 2.66	12'2" x 8'9"
En-suite	2.66 x 1.20	8'9" x 3'11"
Bedroom 2	3.80 x 2.66	12'6" x 8'9"
Bedroom 3	2.70 x 2.21	8'10" x 7'3"
Bedroom 4	2.70 x 2.36	8'10" x 7'9"
Bathroom	2.36 x 1.72	7'9" x 5'8"

Gross internal area 1046.9ft² / 97.26m²

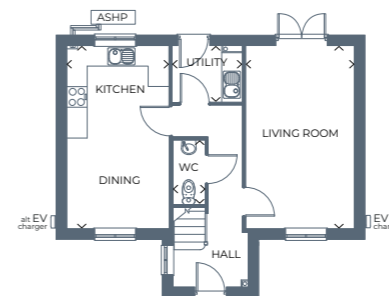
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Carlow

4 bedroom, detached home

A modern 4 bedroom detached home with a spacious kitchen and dining area plus utility room, French doors to the garden, living room, family bathroom and master en-suite.

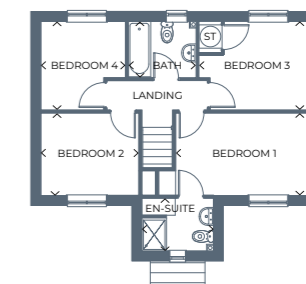


Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	5.30 x 2.94	17'4" x 9'8"
Living Room	5.29 x 3.12	17'4" x 10'3"
Utility	1.96 x 1.56	6'5" x 5'1"
WC	1.72 x 0.90	5'8" x 3'0"

Gross internal area 1028ft² / 95.5m²

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First floor

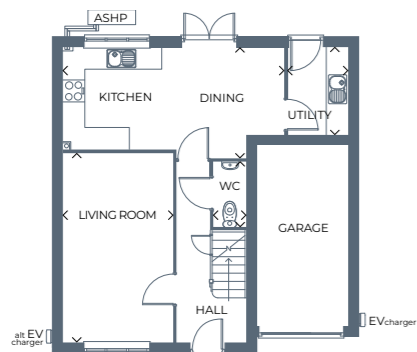
Room	Metres	Feet & Inches
Bedroom 1	4.23 x 2.50	13'11" x 8'3"
En-suite	2.14 x 1.61	7'0" x 5'4"
Bedroom 2	2.99 x 2.51	9'9" x 8'3"
Bedroom 3	2.69 x 3.52	8'10" x 11'6"
Bedroom 4	2.69 x 2.57	8'10" x 8'5"
Bathroom	2.08 x 1.70	6'10" x 5'7"



Waterford

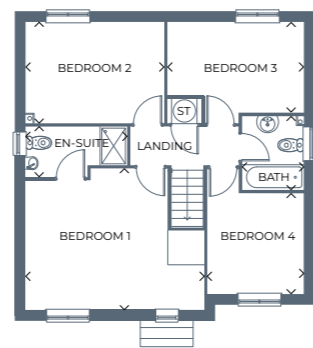
4 bedroom, detached home

A delightful 4 bedroom detached home with a spacious kitchen-diner, plus a useful utility room, large living room and versatile bedrooms.



Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	6.02 x 3.03	19'9" x 9'11"
Living Room	5.13 x 2.99	16'10" x 9'10"
Utility	2.34 x 1.63	7'8" x 5'4"
WC	1.79 x 0.87	5'11" x 2'10"



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.97 x 3.96	16'4" x 13'0"
En-suite	2.82 x 1.42	9'3" x 4'8"
Bedroom 2	3.87 x 2.84	12'8" x 9'4"
Bedroom 3	3.76 x 2.52	12'5" x 8'3"
Bedroom 4	2.83 x 2.68	9'3" x 8'10"
Bathroom	2.08 x 1.71	6'10" x 5'7"

Gross internal area 1310.9ft² / 121.79m²

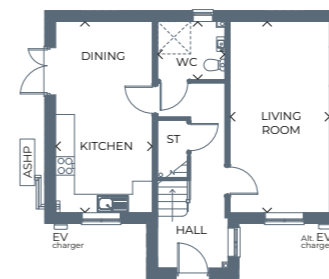
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home. Gross internal area includes integral garage.



Bantry

4 bedroom, detached home

A stunning 4 bedroom detached home featuring an open-plan kitchen-diner, living room, four spacious bedrooms, a family bathroom and a master en-suite.

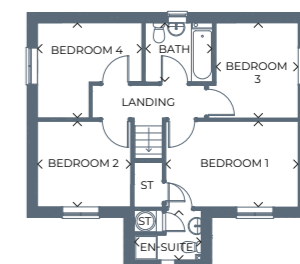


Ground floor

Room	Metres	Feet & Inches
Kitchen / Dining	2.94 x 5.89	9'8" x 19'4"
Living Room	3.03 x 5.89	9'11" x 19'4"
WC	2.05 x 1.80	6'9" x 5'11"

Gross internal area 1135.9ft² / 105.53m²

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm. Ground floor shower provision or location may vary; please speak to your Sales Executive.



First floor

Room	Metres	Feet & Inches
Bedroom 1	4.24 x 2.75	13'11" x 9'0"
En-suite	2.14 x 1.60	7'0" x 5'3"
Bedroom 2	2.99 x 2.75	9'10" x 9'0"
Bedroom 3	2.88 x 3.05	9'5" x 10'0"
Bedroom 4	3.34 x 3.05	11'0" x 10'0"
Bathroom	2.17 x 1.90	7'1" x 6'3"

Our standard specification

We work with well known brands to deliver a high level of specification, all at an affordable price.

✓ Standard features ⭐ Upgrades available, subject to build stage

Kitchens

Kitchen units, doors and handles from **Symphony Kitchens** ✓ ⭐

Choice of worktops with matching upstands supplied from **Symphony Kitchens** ✓ ⭐

Stainless steel splashback supplied from **Symphony Kitchens** ✓ ⭐

Oven, hob and integrated cooker hood by **Beko** ✓ ⭐

Bathroom

Taps from **Methven** ✓

Standard splashback tiling from **Porcelanosa** ✓ ⭐

Standard height tiles to bathroom and en-suites from **Porcelanosa** ✓ ⭐

White sanitaryware by **Twyford** ✓

Finishing touches

Matt white paint finish to walls and ceilings by **Crown or Dulux** ✓

Peace of mind

Two year **Gleeson warranty** from legal completion date ✓

A further eight years of cover via your **NHBC Buildmark Warranty** ✓

All of the specification listed is included in our houses as standard. Correct at time of production, October 2025, and subject to change without notice. Any options and extras are subject to build stage. Please contact a Gleeson Sales Executive for further information.



Personalise your home

There are so many ways you can personalise your new home from the moment it starts being built thanks to our wide range of optional upgrades and extras.

Upgrades and extras are subject to build stage and availability

[Read more](#)

Let's make it happen

When buying a home with Gleeson, there are lots of helpful schemes to make homeownership even easier to achieve. We're here to help every step of the way, from your initial enquiry right through to getting the keys to your beautiful new home.

[Read more on our website >](#)



Special terms and conditions apply. Please see <https://gleesonhomes.co.uk/special-terms> for more information. Schemes can be subject to plot and development. Please speak to your Gleeson Sales Executive for more information.

First-time Buyer Assist

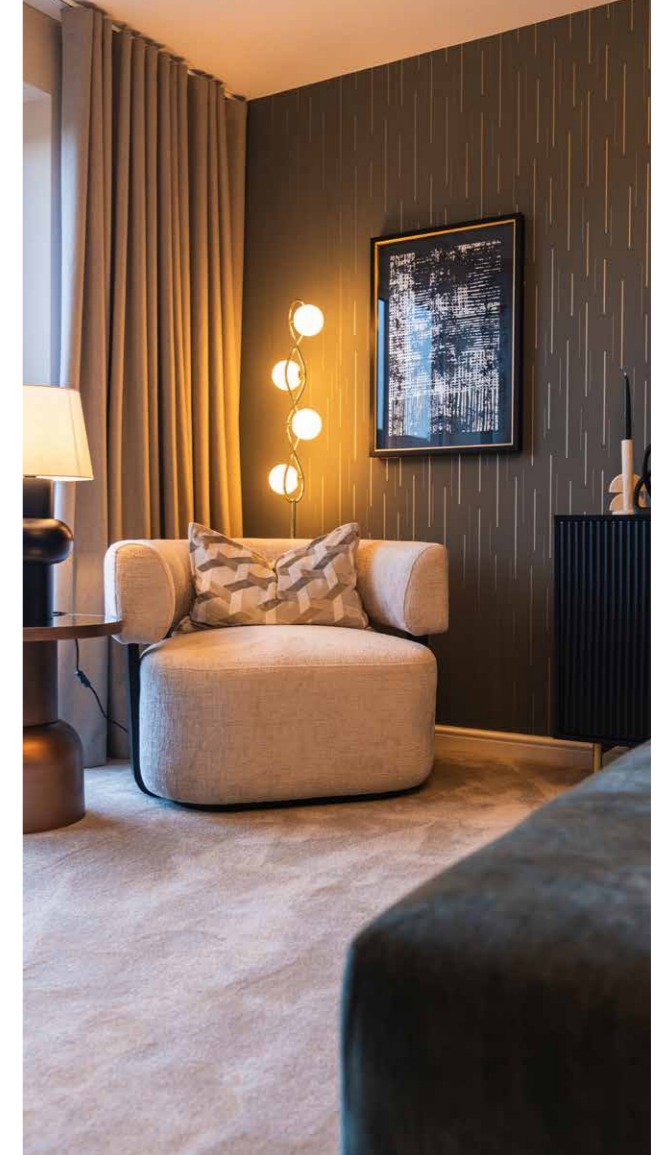
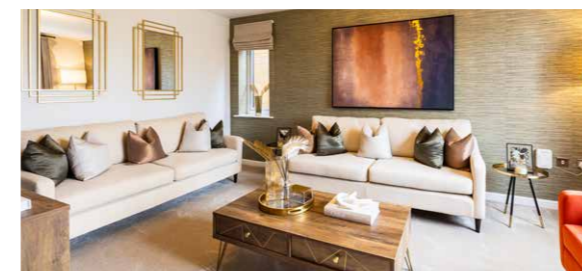
At Gleeson, we have many years of experience selling homes to first-time buyers and through our first-time buyer assist scheme, we're proud to offer some extra help to get you on the property ladder.

Shared Ownership

With Shared Ownership, you buy a share of your Gleeson home and pay a monthly rent on the part you don't buy. Your budget will decide the size of the share you buy, making homeownership more affordable.

Key Worker

If you're a key worker and considering taking your first steps onto the property ladder, or planning your next move, we will give you £1,500 towards additional extras to further personalise your new home.



Part Exchange

Our Part Exchange scheme takes the hassle out of selling your existing home. Instead of waiting for a buyer, we become your guaranteed purchaser, saving you time and money.

Own New Rate Reducer

Own New Rate Reducer can provide homebuyers with reduced monthly mortgage payments for an initial two or five-year period, making it more affordable for first-time buyers and existing homeowners to purchase their dream home.

What happens next?

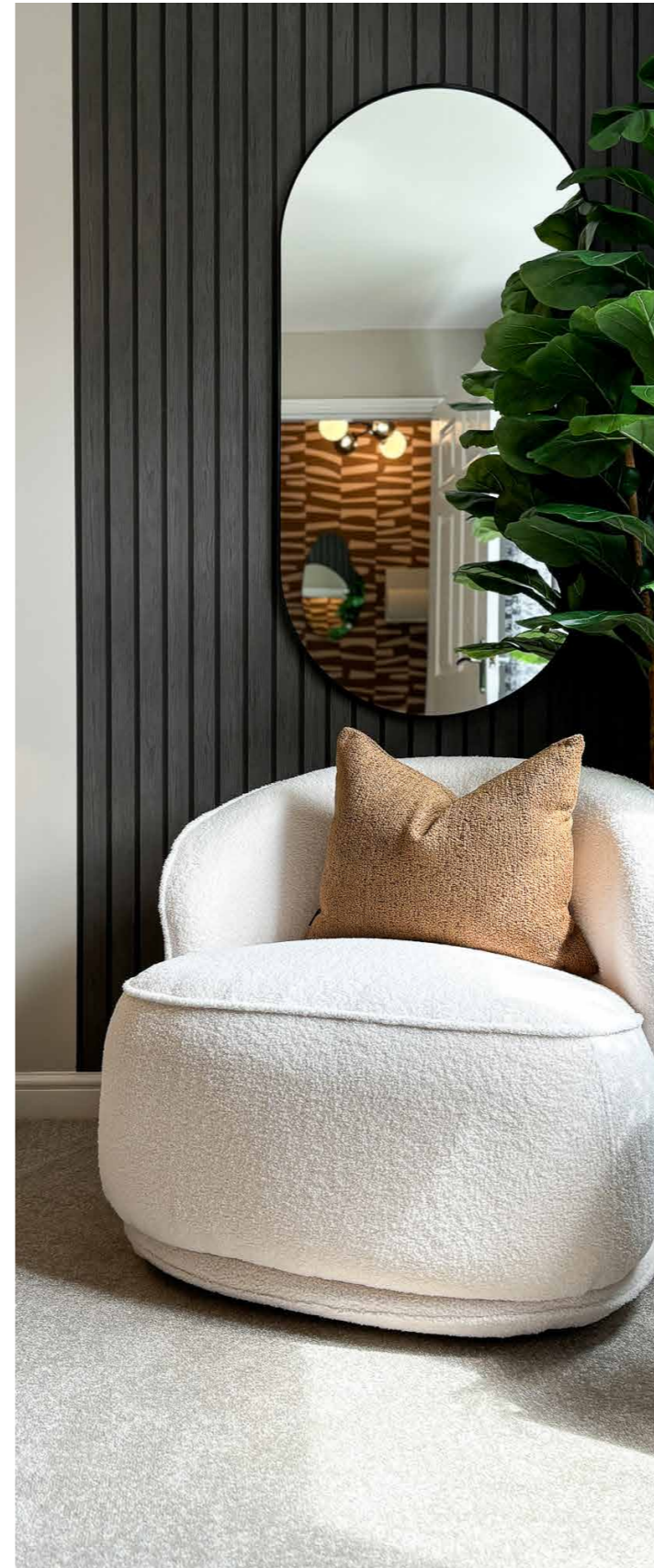
Whether you're embarking on a journey towards buying your very first home, or you're thinking about upsizing or rightsizing, Gleeson have the home for you.



Make an appointment

We're ready when you are. Why not book an appointment to visit our sales centre and view our show homes? You can also use this as an opportunity to have any questions you may have answered by your Gleeson Sales Executive.

Contact us



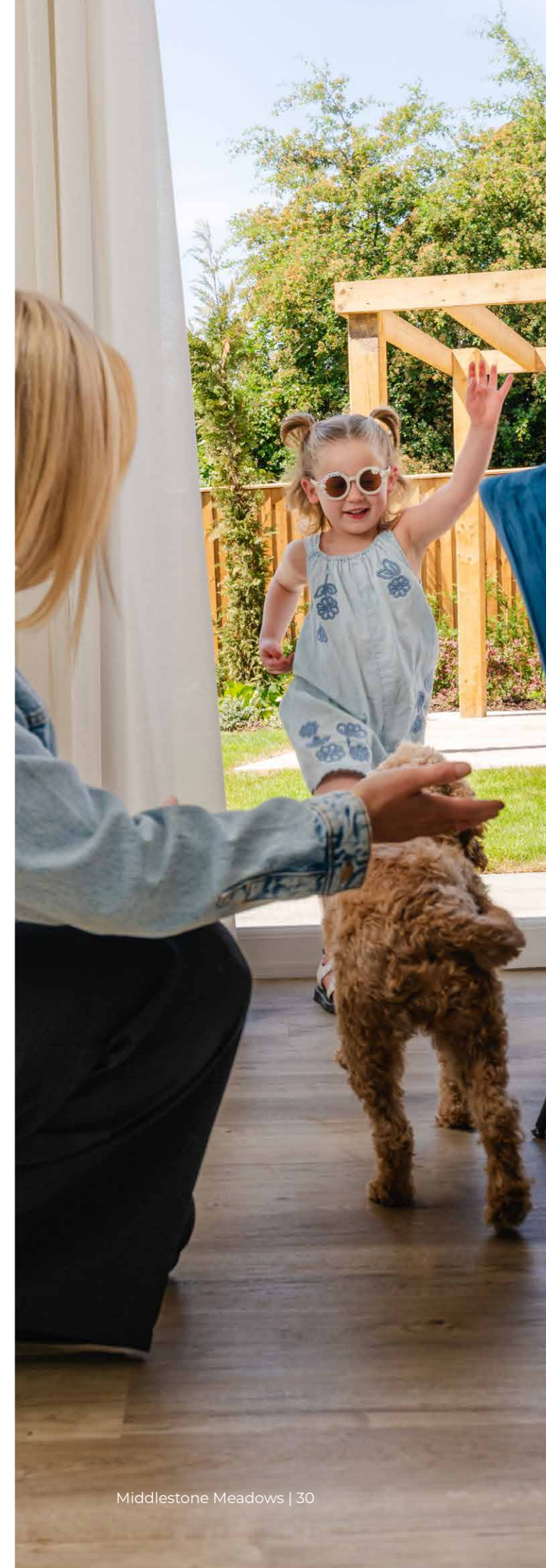
Let us help you

When buying a home with Gleeson, there are lots of helpful schemes to make moving even easier. Find out more about our buying schemes and make your dream become a reality with Gleeson.

Find out more



All our homes are **carefully designed, beautifully built** and boast plenty of features and space to suit your lifestyle.



Hear from our customers

If you're looking for inspiration or wondering whether buying a Gleeson home is right for you, read our customer's home buying stories to discover why they chose a Gleeson home and more about their experience.

[Customer stories](#)

How to find us

Visit us Middlestone Meadows, Durham Road, Middlestone Moor, Spennymoor, DL16 7AS

Contact us 01388 217 294

gleesonhomes.co.uk/developments/middlestone-meadows

How to find us

Middlestone Meadows is located just off Durham Road in Middlestone Moor, on the southern edge of Spennymoor. As you travel along the A688 or A167, follow signs towards Spennymoor, then continue onto Durham Road where the development is signposted.



All information correct at time of production, 13 April 2026. All images in this brochure are for illustrative purposes only and may depict upgrades available at an additional cost, subject to build stage and availability. Dimensions and layouts within this brochure are indicative only and not plot specific. Elevations and finishes may vary by plot; please check with your Sales Executive for more information.

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