



**Right where  
you belong**

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**at The Woodlands**

**gleeson**

Homes designed to complement modern day living

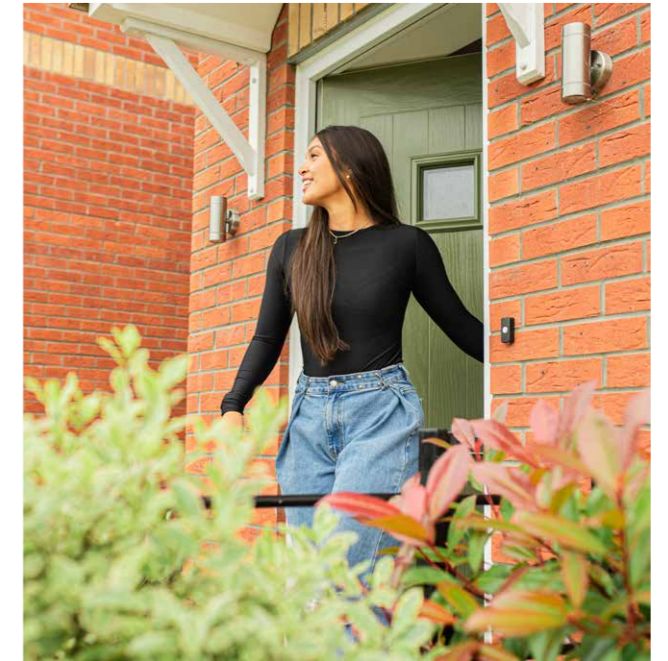


With over 120 years' experience in placemaking, we're perfectly suited to help you navigate your home buying journey

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.



# Well-designed homes in Bearpark, close to Durham.

The Woodlands, in the vibrant village of Bearpark, is a beautiful development of 2, 3 and 4 bedroom semi-detached and detached homes and 2 bedroom bungalows. Its practical location offers the benefits of countryside living with the city of Durham less than three miles away. Explore our site plan to discover the range of house styles and find the perfect home to suit your lifestyle.



- |   |   |   |
|---|---|---|
|  |  |  |
| Moy<br>2 bedroom  | Greystones<br>2 bedroom   | Glin<br>3 bedroom   |
|  |  |  |
| Lucan<br>3 bedroom  | Neale<br>3 bedroom  | Strade<br>3 bedroom   |
|  |  |  |
| Clifden<br>3 bedroom  | Milford<br>3 bedroom  | Dalkey<br>4 bedroom   |
|  |  |  |
| Grange<br>4 bedroom   | Blessington<br>4 bedroom  | Affordable<br>Rent  |

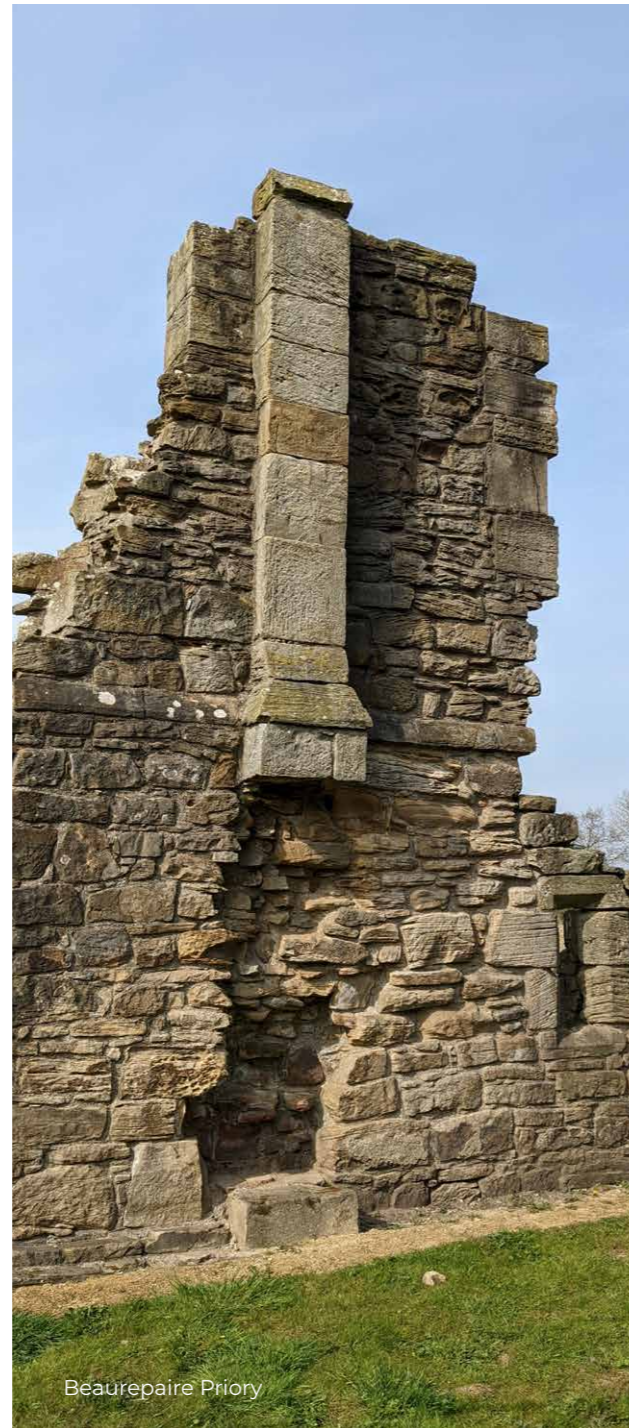
  
Discount  
Market Sale  
(Conditions apply)

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 Bearpark

Bearpark is a charming village in County Durham, offering the tranquillity of countryside living just three miles from Durham city centre. With easy access to local shops, schools, and scenic green spaces like Beaufrepaire Priory and nearby woodland walks, Bearpark combines rural appeal with everyday convenience. Excellent transport links to neighbouring towns and cities, and a strong sense of community make it a peaceful yet well-connected place to call home.

Peaceful village living, with local amenities, green spaces and strong transport links.

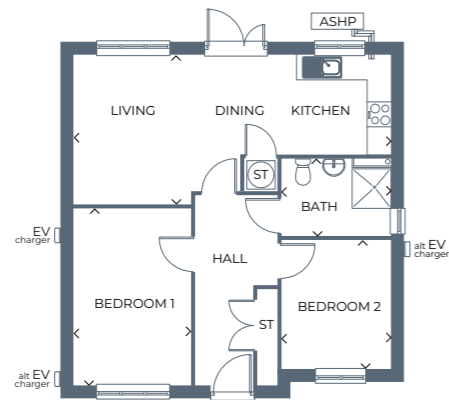




## Moy

### 2 bedroom, detached bungalow

A stunning detached bungalow with a bright and well designed open-plan living space and kitchen-diner, two large bedrooms and a modern bathroom.



**Ground floor**

Gross internal area 654.2ft<sup>2</sup> / 60.78m<sup>2</sup>

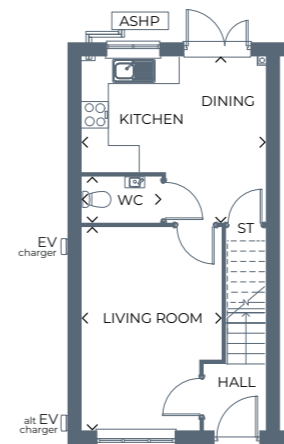
For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/moy](https://gleesonhomes.co.uk/housestyles/moy)

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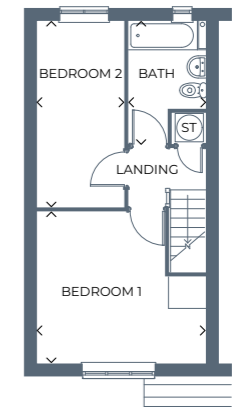
## Greystones

### 2 bedroom, semi-detached home

Benefitting from a bright living room, leading to a kitchen-diner, a handy cloakroom, two good-sized bedrooms and a family bathroom.



**Ground floor**



**First floor**

Gross internal area 750.7ft<sup>2</sup> / 69.74m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/greystones](https://gleesonhomes.co.uk/housestyles/greystones)

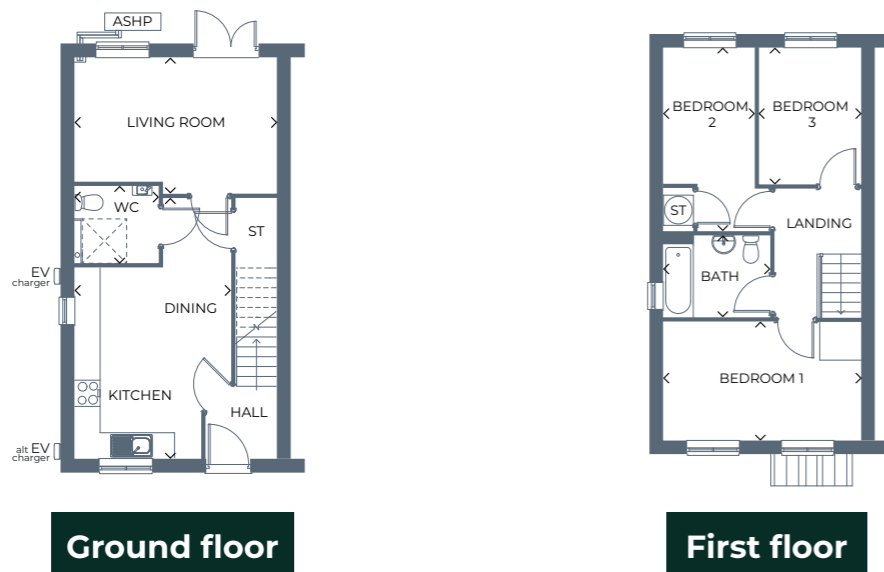
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## Glin

### 3 bedroom, semi-detached home

A stunning home with a spacious open-plan kitchen-diner, a large living area, three versatile bedrooms, and a family bathroom.



Gross internal area 901.2ft<sup>2</sup> / 83.72m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/glin](https://gleesonhomes.co.uk/housestyles/glin)

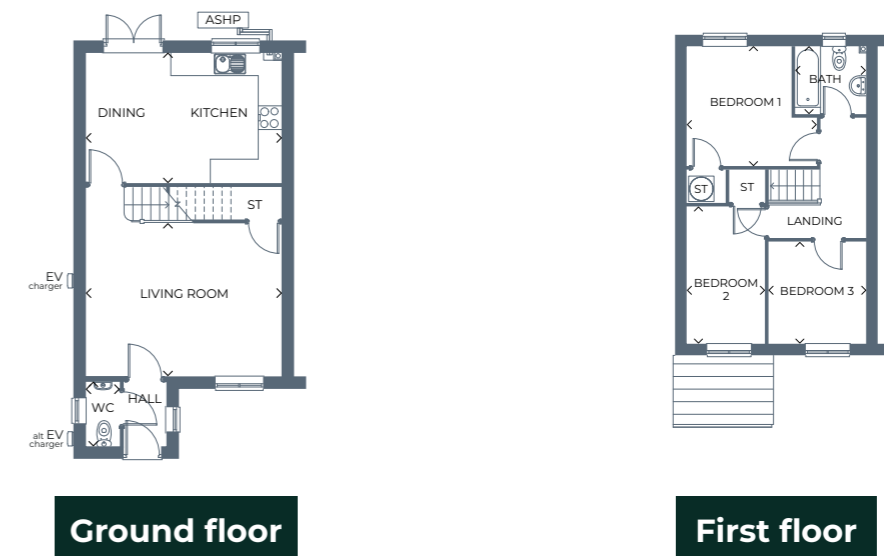
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## Lucan

### 3 bedroom, semi-detached home

A stunning home featuring a bright and spacious living room, open-plan kitchen-diner, three bedrooms and a family bathroom.



Gross internal area 901.4<sup>2</sup> / 83.74m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/lucan](https://gleesonhomes.co.uk/housestyles/lucan)

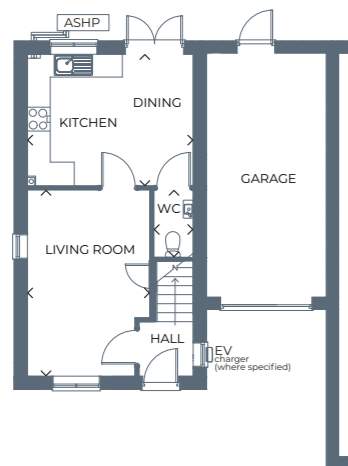
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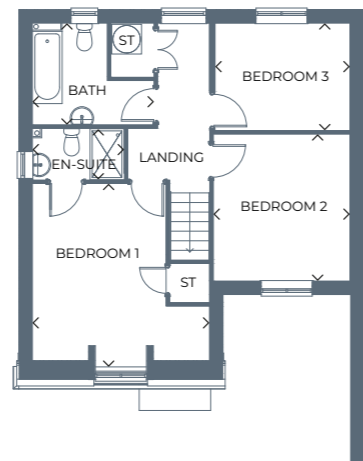
## Neale

### 3 bedroom, semi-detached home

A stunning semi-detached home with an integral garage, featuring a spacious living room, modern kitchen-diner, three bedrooms, an en-suite and a family bathroom.



Ground floor



First floor

Gross internal area 1149.5ft<sup>2</sup> / 106.79m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/neale](https://gleesonhomes.co.uk/housestyles/neale)

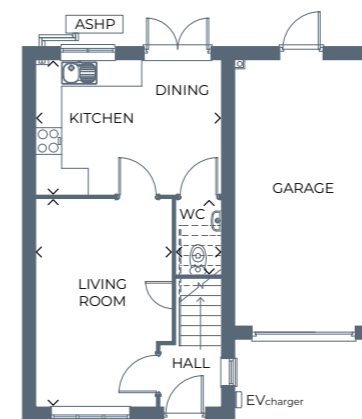
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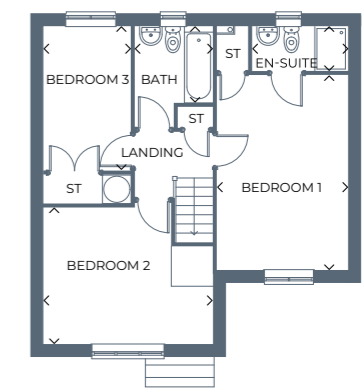
## Strade

### 3 bedroom, detached home

This detached home features a spacious living room, modern kitchen-diner, with French doors out to the garden and three versatile bedrooms, the master with a luxurious en-suite.



Ground floor



First floor

Gross internal area 1117.5ft<sup>2</sup> / 103.82m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/strade](https://gleesonhomes.co.uk/housestyles/strade)

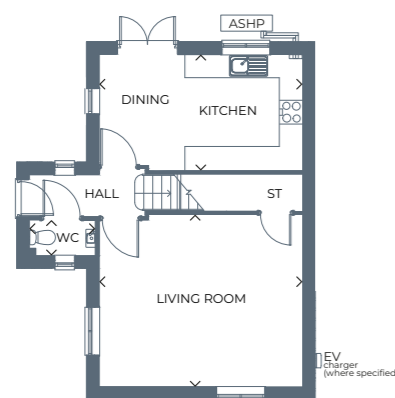
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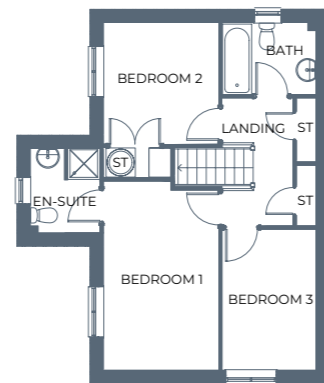
## Clifden

### 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



First floor

Gross internal area 982.1ft<sup>2</sup> / 91.24m<sup>2</sup>

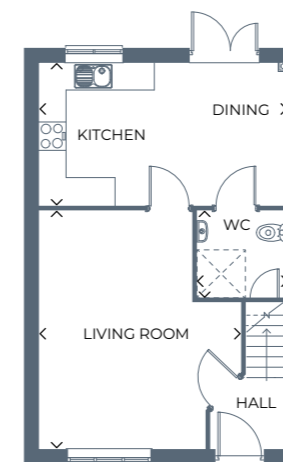
For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/clifden](https://gleesonhomes.co.uk/housestyles/clifden)

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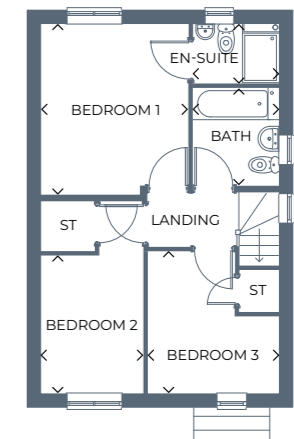
## Milford

### 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



First floor

Gross internal area 916.4ft<sup>2</sup> / 85.14m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/milford](https://gleesonhomes.co.uk/housestyles/milford)

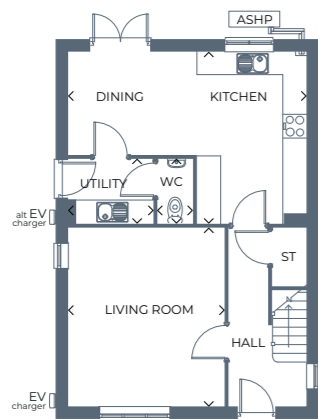
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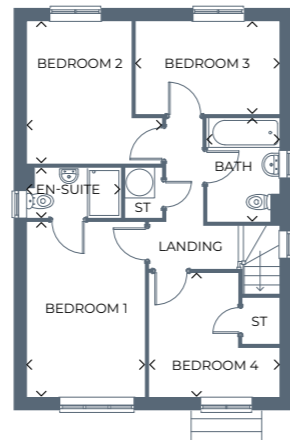
## Dalkey

4 bedroom, detached home

This home boasts a great sized living room, modern kitchen-diner, four bedrooms, master en-suite and family bathroom



Ground floor



First floor

Gross internal area 1155.2ft<sup>2</sup> / 107.32m<sup>2</sup>

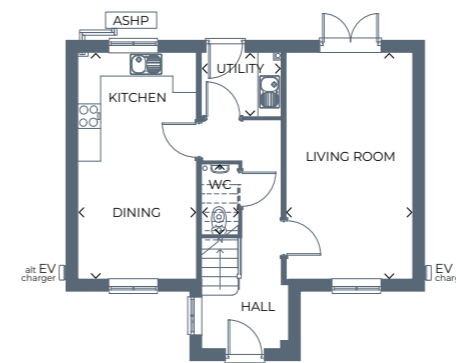
For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/dalkey](https://gleesonhomes.co.uk/housestyles/dalkey)

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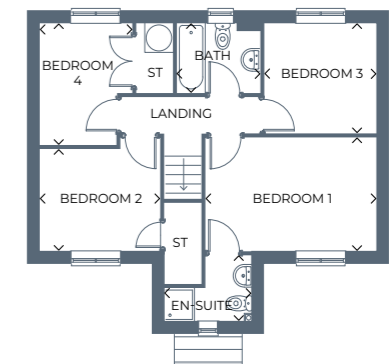
## Grange

4 bedroom, detached home

A beautiful 4 bedroom detached home with a modern interior featuring an open-plan kitchen-diner, living room, and great-sized bedrooms.



Ground floor



First floor

Gross internal area 1068.4ft<sup>2</sup> / 99.26m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/grange](https://gleesonhomes.co.uk/housestyles/grange)

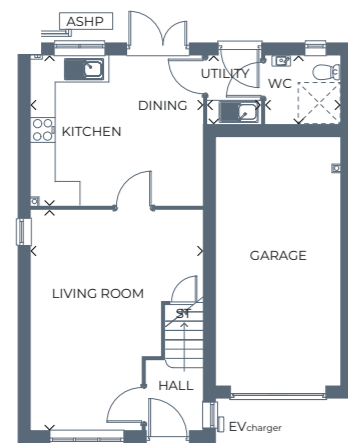
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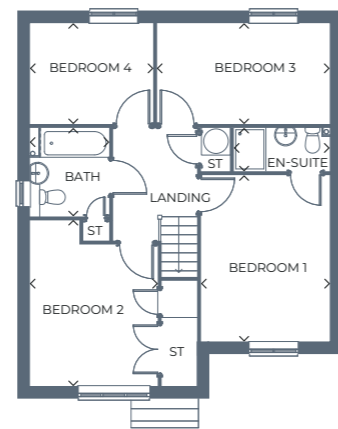
# Blessington

4 bedroom, detached home

An exceptional 4 bedroom detached home with a bright living area, open-plan kitchen-diner, plus utility room and versatile bedrooms.



Ground floor



First floor

Gross internal area 1372.7ft<sup>2</sup> / 127.53m<sup>2</sup>

For a list of illustrative room dimensions, please visit: [gleesonhomes.co.uk/housestyles/blessington](https://gleesonhomes.co.uk/housestyles/blessington)

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## 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](#)

# 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.

[Read more](#)

Upgrades and extras are subject to build stage and availability

# 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

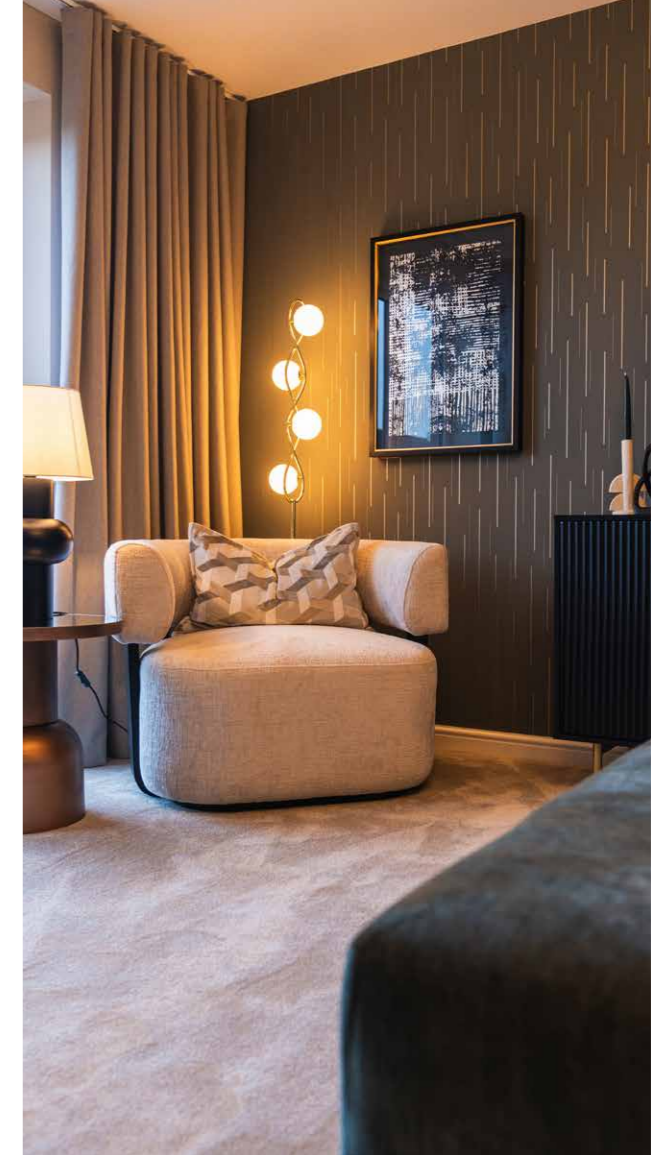
At Gleeson, we have many years of experience selling homes to first-time buyers and through our first-time buyer assist scheme, we're proud to offer some extra help to get you on the property ladder.

## 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?

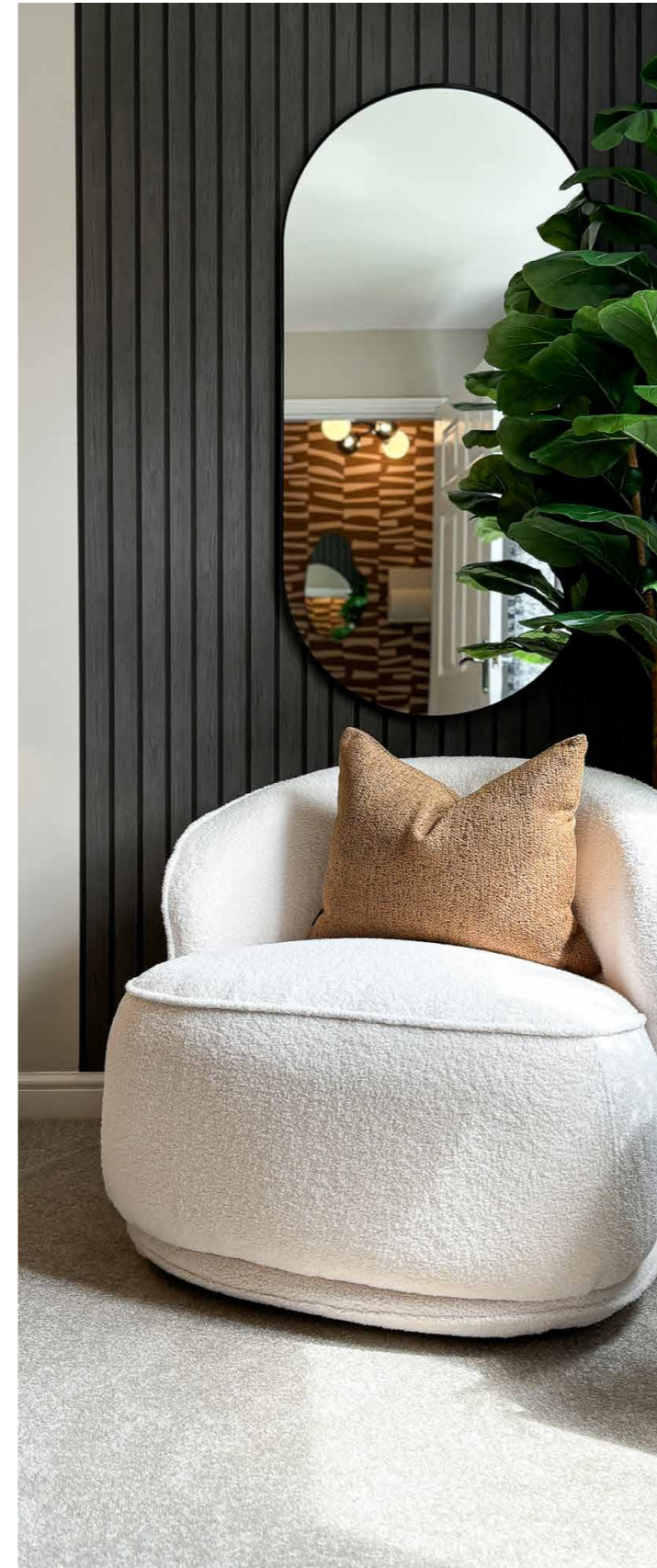
Whether you're embarking on a journey towards buying your very first home, or you're thinking about upsizing or rightsizing, Gleeson have the home for you.



## 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



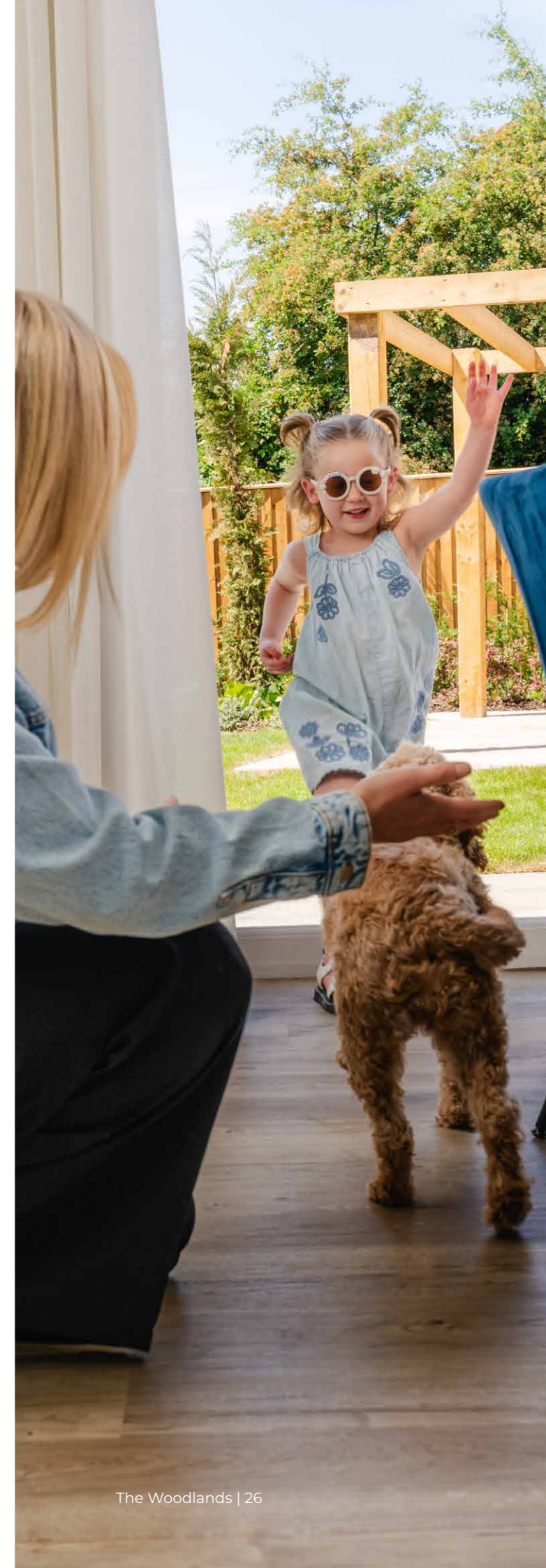
## Let us help you

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.



### How to find us

**Visit us** The Woodlands, Colliery Road, Bearpark, Durham, DH7 7AU

**Contact us** 0191 323 4000

[gleesonhomes.co.uk/developments/the-woodlands/](https://gleesonhomes.co.uk/developments/the-woodlands/)

### How to find us

The Woodlands is easily accessible from Durham city centre, just a 10-minute drive via the A690 towards Willington before turning off for Bearpark.

From the A1(M), exit at Junction 61 and follow signs for Durham on the A690, continuing towards Bearpark. Once in the village, follow local signage to Colliery Road, where the development is clearly signposted.

## 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](#)



All information correct at time of production, 28 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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