



westparkVillage

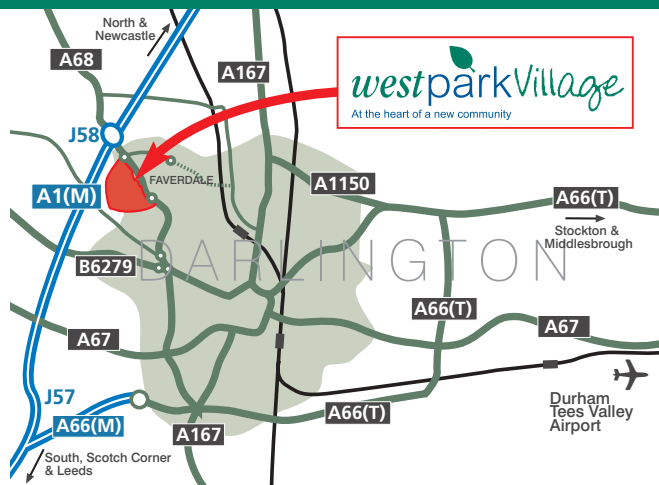
At the heart of a new award winning community



LOCATION

Darlington is a vibrant and picturesque market town at the Gateway to the Tees Valley.

West Park Village is located approximately 1 1/2 miles west of Darlington Town Centre and within approximately 1/4 mile of Junction 58 of the A1(M) Motorway to the west. More specifically the site is situated fronting the A68 West Auckland Road providing excellent connections to the local road networks including the A1(M) and A66 Tees Valley.

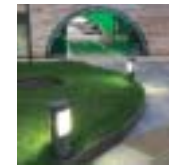


A selection of one/two bedroom high specification, high quality, apartments



A DEVELOPMENT BY
Bussey & Armstrong Projects
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TEL: 01325 365717

Darlington
 Where **Quality** comes to **Life**



- 1 Sans Pareil Square (Bussey & Armstrong Homes)
- 2 Forest Green (Bellway Homes)
- 3 Alderman Leach Primary School
- 4 West Park Hospital
- 5 Bellway Homes
- 6 Darlington Mowden Park Rugby Club
- 7 West Park Village
- 8 Bussey & Armstrong Homes

THE DEVELOPMENT

West Park Village is a mixed use development situated on the north west fringe of Darlington close to the residential areas of Cockerton and Faverdale and within approximately 1/4 mile of Junction 58 of the A1(M) Motorway.

The development comprises of a Community Village including Retail Shops, Doctor's Surgery, Community Pub and Child Care Facilities. Development of Phase 1 is completed and adjoining the Village centre is the new Alderman Leach Primary School together with around 700 new homes. A new NHS Priority Services Hospital opened in 2005.

At the heart of this development are 33 acres of landscaped parkland connected by walkways, cycle routes and nature trails.

West Park Village is a bespoke Architect designed mixed-use building of the highest quality. The design inspiration is based on a contemporary interpretation of early English Arts and Crafts architecture.

Natural stone walls and buttresses contrast with vibrant red facing bricks complemented by projecting copper roof overhangs making a striking visual statement at the centre of the Community Village.

The village square is finished in high quality natural slate and clay paving with stone and corten steel edgings.

An imaginative Art Strategy has been created by Bill Herbert and incorporates text work related to three of the tree species used within West Park - The Maple, Alder and Birch. The whole scheme is illuminated at night by a colourful high quality lighting scheme.

The ground floor retail units comprise a Coop convenience store, Rowlands Pharmacy, William Hill, Dental Surgery, Hair and Beauty Salon with a Continental Café to follow.

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SPECIFICATIONS

What we include

So often the hidden costs mount up when you move home. We take care of most of the extras by providing as standard:

- High standard of insulation for heat and sound
- Efficient low-cost electric central heating
- Double glazed windows have a night ventilator and are fitted with night security stays for extra ventilation
- Swedish internal doors in oak veneer with quality door furniture
- Plaster finished ceilings throughout.
- Ample power points and telephone point
- Integrated reception system for TV and Sky (subject to subscription)
- Attractive well-lit, well planned fully fitted kitchen units with cooker hood, stainless steel oven, hob and sink
- Ample work-top space and roomy cupboards

- Luxurious bathroom with Ideal Standard fittings including glass shower screen
- Ceiling fan in bathroom
- Wall tile splashbacks to kitchen and bathroom
- NHBC 'Buildmark' cover (10 years)
- Security alarm system
- Entry phone system
- Parking space in village car park
- Plumbing access for automatic washer
- Lift (6 persons) to all floors
- Balconies to several apartments

- Lighting to external areas and entrance lobbies
- External window cleaning
- Cleaning of internal communal areas

Upon completion of the development and sale of all apartments, each purchaser will be granted a share in the Management Company and the day-to-day running of the Company will become the responsibility of the new shareholders. By this arrangement individual purchasers retain control over their property and control the expenditure on future maintenance.

A service charge will be levied to cover the likely cost of these expenses which will be deposited in a 'sinking fund'.

This service charge will be in the order of £750/annum, however, will be more accurately determined when actual running costs are known.

'West Park Levy' is payable on each completed unit towards improvements and projects associated with West Park in conjunction with 'Friends of West Park'.

These particulars and dimensions are set out as a general outline only for the guidance of intending purchasers. They do not constitute, nor constitute part of, an offer or contract and are not intended to induce same. Intending purchasers must satisfy themselves as to the correctness of them.

THE MANAGEMENT COMPANY

The individual flats will be sold leasehold for a period of 125 years.

A Management Company, Tillage Green Residents Association Darlington Ltd has been established.

The Management Company will be responsible for the following:

- Insuring the building structure
- Maintenance of building structure
- Decoration of external elements and entrance lobbies
- Maintenance of external car park, footpaths, drains and landscaping