

# Juniper Avenue

To twist itself each Juniper tree  
will take its own tart century.

# Welcome to Juniper Avenue

We are pleased to release the first phase of Westpark Garden Village; 'Juniper Avenue'. A selection of four and five bedroomed detached homes ideally located in walking distance of the village centre amenities.

Architect-designed and traditionally constructed, these houses reflect the 'Lutyens' style of the Arts & Crafts movement on which many of England's historic Garden Cities were based. Steep pitched, clay tiled roofs complement red brick elevations with artstone details and contrasting render.



Protection for new-build home buyers

High specification, including balanced sash windows give a cohesive harmony to the mix of elevations. Internal layouts are imaginatively designed for family living, using the latest kitchen and bathroom designs with Scandinavian front doors, another of our signature features.

Materials are locally sourced where possible and our own craftsmen provide consistent quality.

The NHBC Buildmark 10 year structural warranty gives long term piece of mind.





## A Setting in Nature

The landscape design at Westpark fulfilled its promise to protect and enhance the existing site ecology. The key design principle of tree and hedgerow retention along with creation of green infrastructure corridors, including water features, will be of great potential value in increasing biodiversity on site.

Ecological Consultants have been actively involved with the project, offering advice and guidance to ensure the site continues to provide a natural habitat for a variety of species.

Numerous surveys were carried out in order to establish and identify what wildlife was present on site, these included Bat, Bird, Great Crested Newt, Pond and Vegetation surveys.

The development has made use of existing field boundaries, hedgerows and retains most of the trees, with infilling of gaps and sensitive management. Additional planting of native species plants and trees within the site will enhance the potential for wildlife in the area. So far we have planted over 46,000 new trees.

Green corridors are incorporated throughout the development. They will create links within the site and to the wider countryside, benefiting both the local environment and species within. Land set aside to the west of the site will also provide potential habitat for wildlife, allowing a visual buffer between the site and the road to the west.



# A Day in Your New Life



Whether you are working from home or having a weekend off work, a life at Westpark gives you the opportunity to take advantage of everything on your doorstep.

Grab your coat, head out of the front door, and take a short stroll into the Westpark Village. Take a walk along the winding paths, breathe in some fresh air and go grab yourself a well-earned coffee. Take the park route back home and take in the views before heading home to continue your working day.

Walk the dog along the routes that take you over to the parkland, stretch yours and the dog's legs, there are plenty of routes to explore every day. At the weekend grab the kids' coats and wellies and wander through the park before heading down

to the play area that gives them a safe space to play with other children and let off some steam! Grab some sweet treats at the local shops or a hot snack and drink at the local café, or pop to the local M&S food hall or Aldi to grab some quick groceries on the route back home. No car journey necessary, just time spent exploring your new surroundings.

On an evening have a stroll to the local White Heifer that Travelled pub, enjoy meeting the other residents there or just taking the family for a meal.

Community is at the heart of Westpark Garden Village  
A life here in your new home will offer you and your family this great lifestyle, right outside of your new front door!





Let the dog off the lead

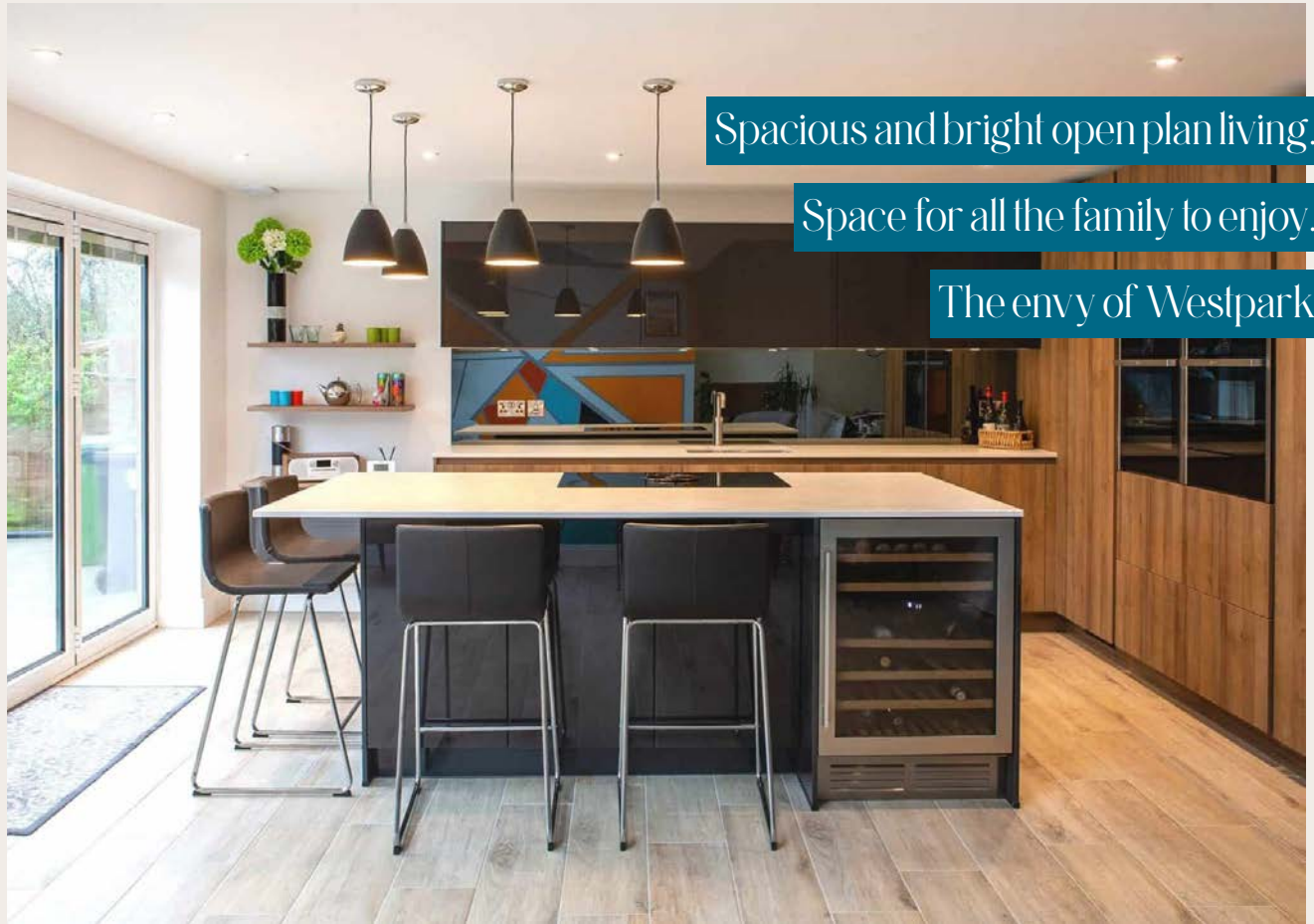
Take a lunchtime run

Bike rides with the kids





# A Timeless Elegance



Spacious and bright open plan living.

Space for all the family to enjoy.

The envy of Westpark



All particulars on this leaflet are for guidance only and do not constitute a contract, part of a contract or warranty. The contents here may vary from time to time and may not be included in the specific plot purchased.

## Kitchens

High quality, precision engineered units by German manufacturer Pronorm offer innovative, contemporary, and traditional kitchen choices to suit all tastes. Quartz worktops fitted as standard, with integrated appliances plus LED under unit and ceiling lighting, combine to create a flawless finish. Our specialist kitchen designer can create a more bespoke finish to your personal requirements. The design and attention to detail create a living space you will enjoy for years to come.



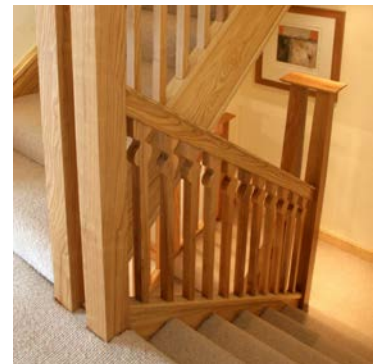
## Bathrooms & En-Suites

Bathrooms and en-suites are all thoughtfully designed to maximise the use of space, using high quality Ideal Standard sanitaryware, including contemporary baths, shower enclosures with rainfall shower heads, plus hand basins with complimenting vanity units. Each has been carefully considered to give an elegant and modern feel, with Porcelanosa wall tiling and LED lighting. A beautiful space to relax and unwind in.



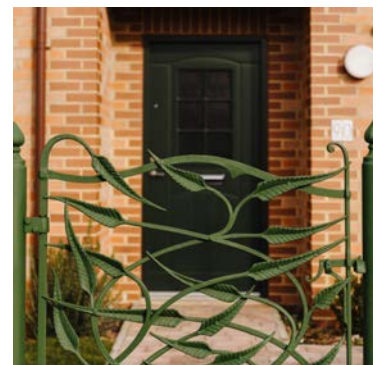
## Joinery & Staircases

Bespoke ash staircases are a true showcase, beautifully crafted with Arts & Crafts inspired spindles and newel posts, designed to make your new home stand out from the crowd. All homes have fully finished veneered internal door sets and chrome hardware. We use premium suppliers and our own in-house quality tradesmen to ensure a perfect finish.



## Externals

Fitted with Nordan Homeguard Scandinavian front entrance door sets, thermally efficient balanced sash cream double glazed uPVC windows and Bi-fold doors. Fully turfed front and rear gardens with block paving to driveways and parking areas. Modern, stylish front and rear external lights. Custom coloured aluminium external guttering and clay roof tiles complement the unique Voysey English Arts and Crafts style of each carefully designed house.



## Smart Home

All our newly built homes will be highly energy efficient, with smart heating controls and can be EV charge enabled. Intruder alarms come as standard for both the house and garages. All of our properties will have access to high-speed full fibre broadband from a choice of BT and Virgin.

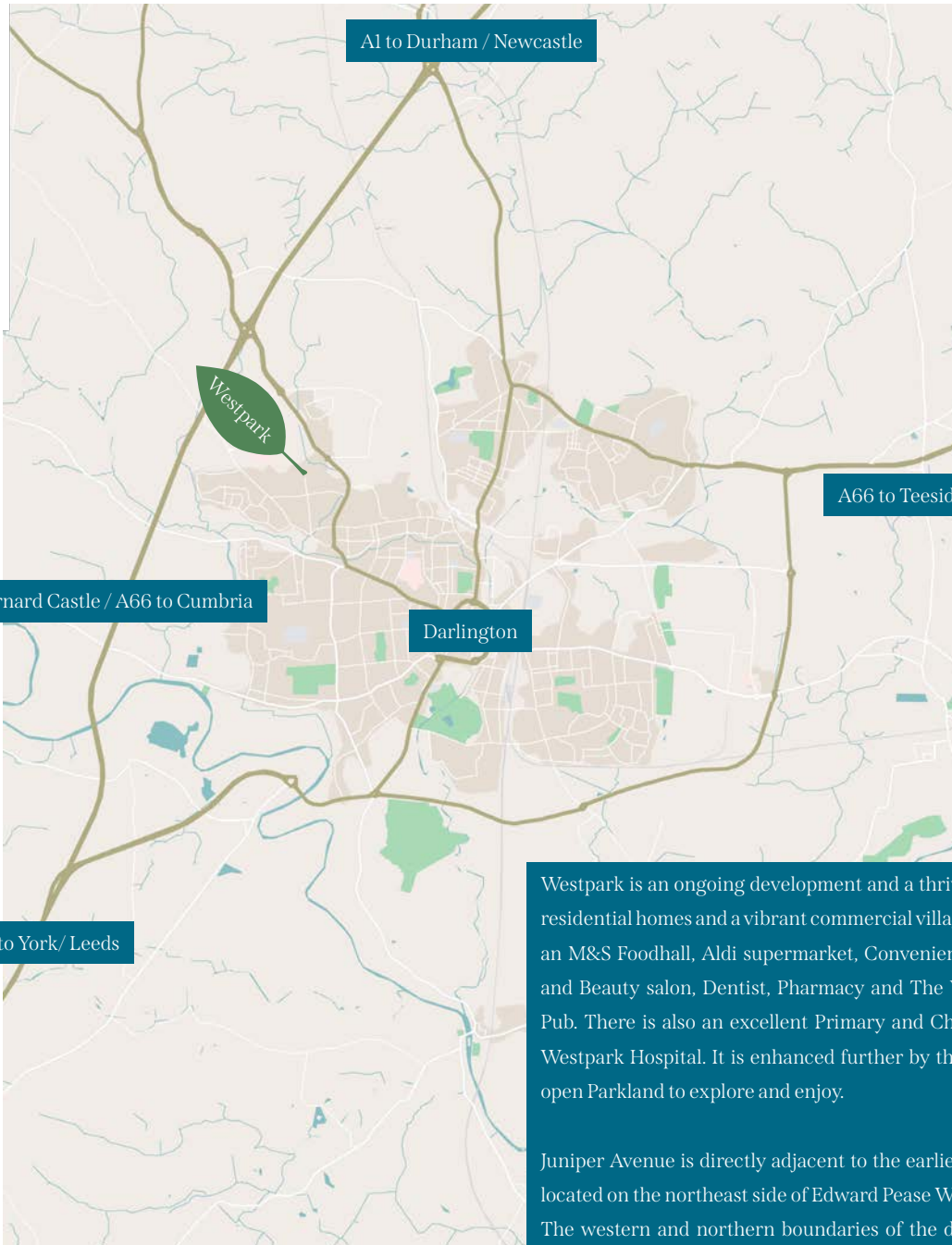


Ideal Standard

pronorm  
EINBAUKÜCHEN

PORCELANOSA

# 38 Exceptional Homes



Westpark is an ongoing development and a thriving community made up of residential homes and a vibrant commercial village centre. Amenities include an M&S Foodhall, Aldi supermarket, Convenience store, Bakery, Café, Hair and Beauty salon, Dentist, Pharmacy and The White Heifer that Travelled Pub. There is also an excellent Primary and Children's nursery school plus Westpark Hospital. It is enhanced further by thirty-three acres of stunning open Parkland to explore and enjoy.

Juniper Avenue is directly adjacent to the earlier phases of Westpark and is located on the northeast side of Edward Pease Way.

The western and northern boundaries of the development are adjacent to the A1(M) and A68 providing excellent links to the transport networks. The East Coast mainline is perfect for those needing to commute for work or leisure. The local bus services run frequently into Darlington Town Centre and beyond.





# The Caldwell Garden Room

The Neasham

The Carlbury

The Caldwell



The Carlton

The Walworth

The Mortham

The Durham Garden Room

The Yarm

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 sale. Intending purchasers must satisfy themselves as to the correctness of them. Internal layouts and window positions may vary depending on plot.



# The Caldwell Garden Room

A truly impressive yet versatile

4/5 bedroom detached home



Amazing open plan living with a stunning garden room

The envy of Westpark.



## Ground Floor

Lounge	4.63m x 3.32m	15' 2" x 10' 9"
Kitchen/Family	3.20m x 10.60m	10' 5" x 34' 8"
Utility	3.36m x 1.82m	11' 0" x 6' 0"
Study/Bedroom 5	3.77m x 3.50m	12' 4" x 11' 5"
Garden Room	2.40m x 4.56m	7' 9" x 15' 0"

All dimensions are maximum.



## First Floor

Master Bedroom	3.70m x 3.50m	12' 5" x 11' 5"
En-suite	2.40m x 2.06m	7' 10" x 6' 8"
Bedroom 2	3.50m x 4.01m	11' 5" x 13' 2"
Bedroom 3	3.51m x 2.98m	11' 5" x 9' 8"
Bedroom 4	3.50m x 4.20m	11' 5" x 13' 8"
Bathroom	3.50m x 2.22m	11' 5" x 7' 3"



# The Neasham

## Ground Floor

Lounge	5.84m x 4.42m	19' 2" x 14' 5"
Kitchen/Family	4.17m x 9.51m	13' 7" x 31' 2"
Utility	2.30m x 1.97m	8' 5" x 7' 4"

## First Floor

Master Bedroom	5.50m x 4.23m	18' 0" x 13' 9"
En-suite	2.50m x 2.07m	8' 2" x 6' 8"
Guest Bedroom	3.74m x 3.97m	12' 3" x 13' 0"
En-suite	1.45m x 2.91m	4' 6" x 9' 5"
Bedroom 3	3.20m x 4.30m	10' 5" x 14' 1"
Bedroom 4	5.20m x 2.91m	17' 1" x 9' 5"
Bathroom	3.19m x 2.09m	10' 5" x 6' 9"

All dimensions are maximum.



A fabulous 4 bedroom detached home.

An ample kitchen family room plus separate living room.

Space for all the family to enjoy.

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# The Carlton

A stunning 4/5 bedroom detached family home.

Spacious and bright open plan living.

A wonderful family home.



## Ground Floor

Lounge	4.63m x 3.32m	15' 2" x 10' 9"
Kitchen/Family	3.20m x 10.60m	10' 5" x 34' 8"
Utility	3.36m x 1.82m	11' 0" x 6' 0"
Study/Bedroom 5	2.38m x 3.50m	7' 8" x 11' 5"

## First Floor

Master Bedroom	7.11m x 3.54m	23' 3" x 11' 6"
En-suite	3.30m x 2.10m	10' 8" x 6' 9"
Bedroom 2	3.50m x 4.20m	11' 5" x 13' 8"
Bedroom 3	3.50m x 4.02m	11' 5" x 13' 2"
Bedroom 4	3.55m x 3.04m	11' 6" x 10' 0"
Bathroom	3.50m x 2.22m	11' 5" x 7' 3"

All dimensions are maximum.



# The Caldwell



## Ground Floor

Lounge	4.63m x 3.32m	15' 2" x 10' 9"
Kitchen/Family	3.20m x 10.60m	10' 5" x 34' 8"
Utility	3.36m x 1.82m	11' 0" x 6' 0"
Study/Bedroom 5	3.77m x 3.50m	12' 4" x 11' 5"

All dimensions are maximum.

## First Floor

Master Bedroom	3.70m x 3.50m	12' 5" x 11' 5"
En-suite	2.40m x 2.06m	7' 10" x 6' 8"
Bedroom 2	3.50m x 4.01m	11' 5" x 13' 2"
Bedroom 3	3.51m x 2.98m	11' 5" x 9' 8"
Bedroom 4	3.50m x 4.20m	11' 5" x 13' 8"
Bathroom	3.50m x 2.22m	11' 5" x 7' 3"

Stunning 4/5 bedroom, double fronted

detached family home.



Spacious open plan living plus a separate study.

A remarkable property for a growing family.

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# The Carlbury



## Ground Floor

Lounge	3.83m x 3.32m	12' 6" x 10' 9"
Kitchen/Family	3.20m x 10.60m	10' 5" x 34' 8"
Study/Bedroom 5	3.15m x 3.53m	10' 3" x 11' 6"
Utility	3.36m x 1.82m	11' 0" x 6' 0"

All dimensions are maximum.

## First Floor

Master Bedroom	4.45m x 3.17m	14' 6" x 10' 4"
En-suite	2.07m x 1.85m	6' 8" x 6' 1"
Bedroom 2	3.54m x 4.02m	11' 6" x 13' 2"
Bedroom 3	3.50m x 3.30m	11' 5" x 10' 8"
Bedroom 4	2.15m x 4.20m	7' 1" x 13' 9"
Bathroom	3.50m x 2.22m	11' 6" x 7' 3"

A stunning yet versatile 4/5 bedroom

detached family home



Spacious living accommodation for everyone.

A beautiful double fronted home

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# The Walworth

A charming 4 bedroom detached home  
with a spacious lounge plus kitchen family room.



An impressive family home.



## First Floor

Master Bedroom	3.85m x 3.89m	12' 6" x 12' 8"
En-suite	1.60m x 2.72m	5' 2" x 8' 9"
Bedroom 2	3.78m x 3.50m	12' 4" x 11' 5"
Bedroom 3	2.05m x 2.48m	6' 7" x 8' 1"
Bedroom 4	2.20m x 4.10m	7' 2" x 13' 5"
Bathroom	1.75m x 3.35m	5' 7" x 11' 0"

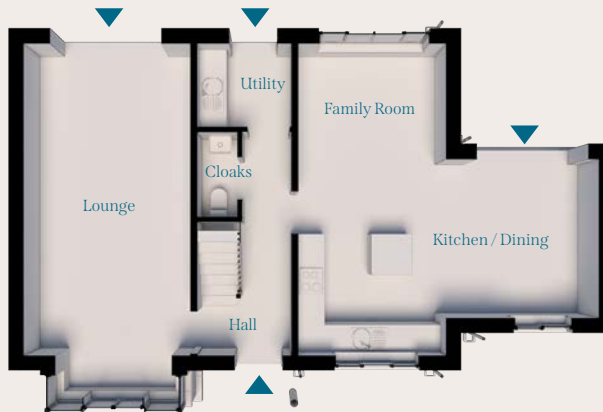


## Ground Floor

Lounge	5.53m x 3.85m	18' 1" x 12' 6"
Kitchen/Family	6.81m x 3.75m	22' 4" x 12' 3"
Utility	2.05m x 3.85m	6' 7" x 12' 6"

All dimensions are maximum.

# The Mortham



## Ground Floor

Lounge	7.55m x 3.58m	24' 8" x 11' 7"
Kitchen/Family	6.67m x 6.42m	21' 9" x 21' 1"
Utility	1.80m x 2.01m	5' 9" x 6' 6"

All dimensions are maximum.

## First Floor

Master Bedroom	3.75m x 3.60m	12' 3" x 11' 8"
En-suite	1.50m x 2.60m	4' 9" x 8' 5"
Bedroom 2	3.75m x 3.18m	12' 3" x 10' 4"
Bedroom 3	2.79m x 3.20m	9' 1" x 10' 5"
Bedroom 4	2.20m x 2.65m	7' 2" x 8' 7"
Bathroom	1.72m x 2.01m	5' 6" x 6' 6"



A delightful 4 bedroom detached home.

Sizable kitchen family room and separate lounge.

A lovely home for entertaining.

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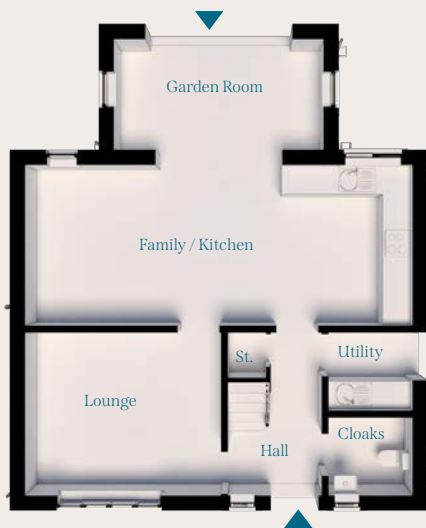
# The Durham Garden Room

A beautiful 4 bedroom home.



Spacious open plan living

with the added bonus of a delightful garden room.



## Ground Floor

Lounge	3.51m x 3.29m	11' 5" x 10' 8"
Kitchen/Family	3.45m x 8.39m	11' 3" x 27' 5"
Utility	1.70m x 1.81m	5' 6" x 5' 9"
Garden Room	2.40m x 4.56m	7' 9" x 15' 0"

All dimensions are maximum.

## First Floor

Master Bedroom	5.12m x 3.00m	16' 8" x 9' 8"
En-suite	1.90m x 2.21m	6' 2" x 7' 3"
Bedroom 2	2.89m x 3.82m	9' 5" x 12' 5"
Bedroom 3	4.12m x 2.35m	13' 6" x 7' 8"
Bedroom 4	2.20m x 2.81m	7' 2" x 9' 2"
Bathroom	1.90m x 2.10m	6' 2" x 6' 9"

# The Yarm

An impressive detached 4/5 bedroom townhouse.



Spacious ground flooring living accommodation.

A uniquely designed family home.



## Ground Floor

Kitchen/Family	8.17m x 5.19m	26'9" x 17'0"
Utility	2.33m x 1.77m	7'7" x 5'9"

## First Floor

Lounge	4.72m x 5.25m	15'5" x 17'2"
Bedroom 3	3.38m x 2.47m	11'1" x 8'1"
Bedroom 4	3.20m x 2.77m	10'5" x 9'1"
Bathroom	2.34m x 1.96m	7'8" x 6'5"

## Second Floor

Master Bedroom	4.73m x 5.98m	15'6" x 19'4"
Ensuite	2.21m x 2.04m	7'3" x 6'8"
Guest Bedroom	3.34m x 2.97m	10'11" x 9'8"
Ensuite	2.34m x 1.46m	7'8" x 4'9"

All dimensions are maximum.



# Lower Energy Bills for Life

The benefits of buying a new home are greater now than ever before with the recent spike in the cost of living. Energy efficiency is becoming a number one priority to help save money on our ever-increasing energy bills.

The improved energy efficiency of a new build has a significant impact on how much energy it uses.

On average you could save over £2,600 on household bills per property per year, which equates to £220 per month.

An average new build home uses approximately 9094kWh each year, compared to an average older property which uses 21621kWh per year.



## Reducing our Carbon Footprint

Buying a newly built home will not only save you money on your bills, it will also create a greener environment. New build home buyers in 2022 saved over £500 million a year in energy bills but more important, collectively reduced carbon emissions by over 500,000 tonnes.

Since 2007 the SAP rating (Standard Assessment Procedure) was introduced rating homes between 1-100 in efficiency. The EPC (Energy Performance Certificate) Bands these SAP ratings from A-G.

If you have recently bought a new build home your EPC rating will be a minimum B, much better rated than an older property which can be on average D or E (where A is very energy efficient and G is very inefficient).

England has one of the oldest and least energy efficient housing stocks in Europe, with over 70% of our homes built before 1980. A new home will offer you peace of mind that you are saving on your energy bills whilst safeguarding our planet for future generations.

# Bussey & Armstrong Homes

In 1902 Bussey & Armstrong first became established in Darlington as House Builders and Sawmillers.

Today if you walk or drive around the town you will see the homes that we have built over the last Century from former Victorian estates right through to present day. Providing quality and affordable new homes for the people of Darlington over the last 120 years.

The most recent project has been developed at Westpark Garden Village, creating a new community of uniquely designed new build homes for the residents plus a wealth of local amenities.

We pride ourselves on working with local Architects to ensure

imaginative designs and layouts, using quality materials. Our workmanship is provided by our own directly employed craftsmen together with long-standing partnerships with specialist sub-contractors and suppliers. Our aim is to continue to provide high quality, well designed yet affordable homes across the market.

Bussey & Armstrong received a Commendation from the Royal Institute of British Architects, under the Hadrian Award Scheme.

We are proud to have had this long-standing reputation as a local business and builder in our hometown Darlington.



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[www.busseyarmstrong.co.uk](http://www.busseyarmstrong.co.uk)

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