

Coniscliffe Park

DARLINGTON, COUNTY DURHAM

Explore our stunning range of 2, 3 and 4-bedroom homes. It's the ideal place for families and young professionals to enjoy the balance of rural living within easy reach of a busy market town.

Taylor
Wimpey

Contents



Welcome to Coniscliffe Park

A development of 475 homes, comprising a mix of 2, 3 and 4-bedroom properties. It's the ideal place to enjoy the balance of rural living within easy reach of a busy market town.

The homes offer modern comfort with energy-efficient features that help lower bills and reduce environmental impact. Thoughtfully designed for cost-effective living, each home supports a more sustainable, affordable lifestyle without compromising on quality.



[→ View the site plan](#)

More than a home, a way of life

Just 2.6 miles from Darlington centre, Coniscliffe Park offers great transport links, nearby schools, and easy access to parks, woodlands, and the Yorkshire Dales.

Ideal for commuters, families, and nature lovers seeking a perfectly connected countryside lifestyle.

Clarks Yard in Darlington



[→ View the site plan](#)



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and taps, and lighting* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

General	
Traditional masonry construction approach using lightweight thermal blocks and wider cavities	✓
Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of laminate finished worktops and worktop upstands*	✓
Stainless steel sink and drainer with chrome finish mixer tap	✓
Stainless steel splashback to rear of hob	✓
Single electric oven and gas hob (stainless steel finish)*	✓
Integrated extractor hood	✓
Plumbing for built-in dishwasher & washing machine	✓
Double socket with USB port to kitchen	✓
Space for tall fridge freezer housing unit	✓
Bathrooms, en suites, utility and cloakrooms	
Contemporary white sanitaryware	✓
Chrome finish to bath & basin taps and fittings	✓
Thermostatic shower to en suite†	✓
Choice of glazed tiles to designated wall areas from selected range*	✓
Central Heating/Hot Water System	
Fully programmable gas fired combination boiler providing central heating & hot water**	✓
Fully programmable gas fired heat-only boiler & unvented hot water storage cylinder**	✓
White steel radiators c/w thermostatic valves to habitable areas	✓
Decentralised continuous ventilation system serving wet areas & kitchen	✓
Power, Lighting, TV & Communications	
White electrical power sockets and switches throughout to NHBC requirement	✓
Ceiling pendant or batten lighting c/w energy efficient light fittings	✓
Master telephone socket with extension socket	✓
TV co-axial socket with extension socket (Does not include digital TV aerial)	✓
Siren alert smoke detectors fitted (mains electric with battery back up)	✓
Power and light to garage†	✓
Double socket with USB charging point, one to kitchen and two to bedroom 1	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction ** = House type specific † = Where applicable

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Specification of our houses

Internal features	
White matt emulsion to all walls	✓
Ceilings finished with matt white emulsion	✓
White gloss paint to all woodwork	✓
MDF skirting and architrave	✓
Newark internal doors	✓
Chrome lever door handles	✓
MDF window boards	✓
Entrance Doors & Windows	
White PVCu windows, French doors' c/w triple glazed units & security locks	✓
Security enhanced GRP composite front entrance doors	✓
External features	
For details of brick, render and tile types please refer to external material schedule	✓
External light fitting to front entrance	✓
PVCu rainwater gutters & down pipes	✓
PVCu soffit and fascia trims to roofline	✓
External access meter cupboards for gas and electricity	✓
Front garden turfed or shrub planted (season permitting)†	✓
Vertical high board fencing to rear garden†	✓
Driveways finished in Tarmac or block paving†	✓
Solar Panels*	✓
External tap	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

[→ Find out more](#)

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Your new low-energy home

Welcome to your brand new Taylor Wimpey home, ready for you to make your own, and designed and built with the highest quality materials and specifications. In accordance with the latest building regulations, your home includes a variety of energy-efficient features to help you save energy, lower your bills and reduce your carbon footprint.

What are the new building regulations?

The latest building regulations sets the minimum standards for the energy efficiency and ventilation of new buildings. These standards are designed to make significant improvements to the construction of new homes.

The improvements included in your home

Our homes include a range of energy-efficient features, including triple glazing, electric vehicle chargers*, solar panels* and waste water heat recovery. Each of these features help to reduce the energy required to run your home without compromising on comfort or convenience.

The benefits to you

With all these features in your new home, you'll reap the rewards from the day you move in. Better insulation and sustainable energy sources mean a lower carbon footprint and lower energy bills.



Features you might find in your new home

Your new home will include a variety of energy-efficient features to help you save energy and reduce your carbon footprint, including:

Well-insulated building fabric

Better insulation in your walls and roof and high-performance glazing means your home loses less heat in winter, and it cools down slower in summer, so you'll always enjoy a comfortable temperature.



Energy-generating solar panels

With solar panels, your home can generate its own renewable energy to generate a proportion of your home's electricity requirements.

EV Chargers

Your new home will come with EV chargers, making it easy to charge your electric vehicle right at home. This eco-friendly feature helps reduce your carbon footprint, allowing you to embrace green living with ease and enjoy a more sustainable lifestyle.



Taylor Wimpey

See Inside Our Thermal Efficient Homes

We work hard to make a new home airtight by preventing heat loss through the windows, doors, walls, roof, and floor. These measures can help to save money on energy bills and create a more comfortable and energy-efficient home.



Thermal Lintels



Triple Glazing



Well Insulated Front Door



Thermally Efficient Home



Layers Of Loft Insulation



Brick And Block Wall With Fully Insulated Cavity



Insulated Beam And Block Floor



Taylor Wimpey

Convert Sunlight Into Electricity For The Home

Sleek solar photovoltaic (PV) systems are integrated into the roof to provide a renewable source of energy. Low maintenance and with no moving parts, the solar PV panels will generate a proportion of your home's electricity requirements, reducing its energy demand and reliance on the grid.

1. Light
The Sun Gives off light, even on cloudy days

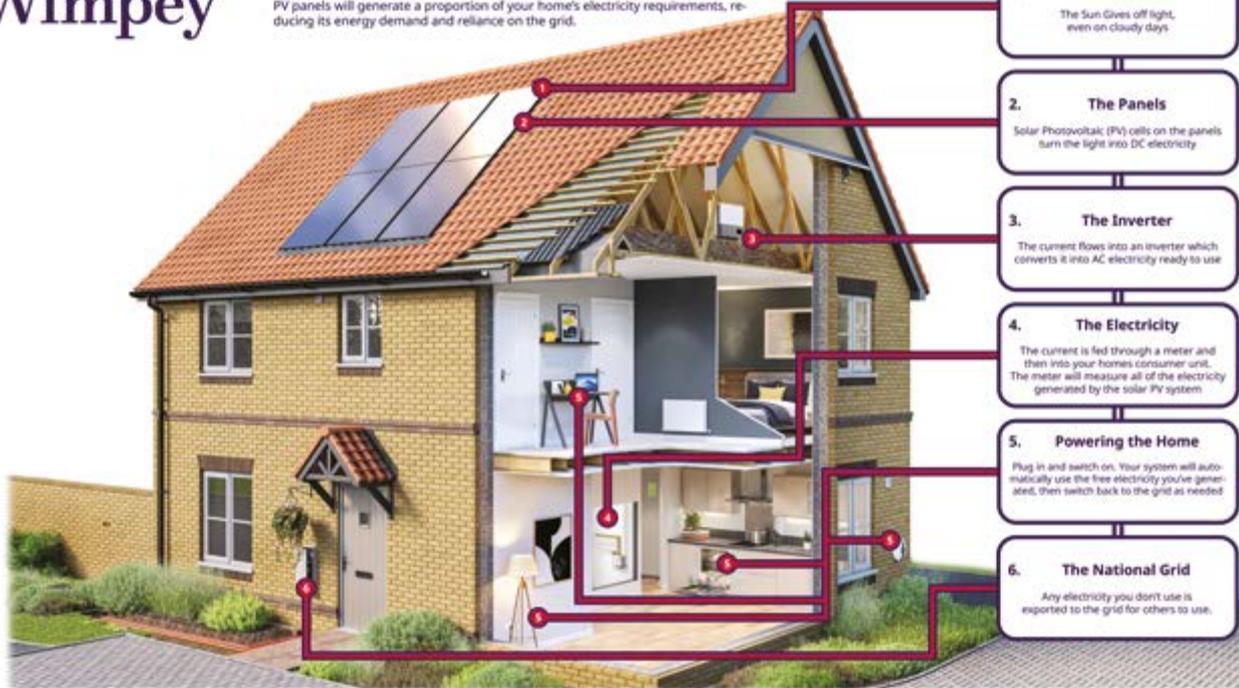
2. The Panels
Solar Photovoltaic (PV) cells on the panels turn the light into DC electricity

3. The Inverter
The current flows into an inverter which converts it into AC electricity ready to use

4. The Electricity
The current is fed through a meter and then into your homes consumer unit. The meter will measure all of the electricity generated by the solar PV system

5. Powering the Home
Plug in and switch on. Your system will automatically use the free electricity you've generated, then switch back to the grid as needed

6. The National Grid
Any electricity you don't use is exported to the grid for others to use.



Energy-efficient features

Features	
Waste water heat recovery	✓
Thermal lintel	✓
Triple glazing	✓
Solar panels	✓
Smart heating controls	✓
EV Chargers	✓

[→ Find out more](#)



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Our homes



 [View the site plan](#)



The Beaford

2 BEDROOM HOME, TOTAL 778 sq ft



GROUND FLOOR

Kitchen

2.10m x 2.96m 6' 11" x 9' 9"

Lounge/Dining

4.06m x 3.76m 13' 4" x 12' 4"



FIRST FLOOR

Bedroom 1

4.06m x 3.83m 13' 4" x 12' 7"

Bedroom 2

3.02m x 2.70m 9' 11" x 8' 10"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Brambleford

3 BEDROOM HOME, TOTAL 907 sq ft



GROUND FLOOR

Kitchen/Dining max.

4.74m x 3.29m 15' 6" x 10' 10"

Lounge min.

2.82m x 3.95m 9' 3" x 12' 11"



FIRST FLOOR

Bedroom 1

3.05m x 3.07m 10' 0" x 10' 1"

Bedroom 2

2.51m x 3.42m 8' 3" x 11' 3"

Bedroom 3

2.13m x 2.35m 7' 0" x 7' 9"

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The Aynesdale

3 BEDROOM HOME, TOTAL 1,058 sq ft



GROUND FLOOR

Kitchen/Dining

5.52m x 3.21m 18' 1" x 10' 6"

Lounge/Study

5.52m x 3.20m 18' 1" x 10' 6"



FIRST FLOOR

Bedroom 1 max.

2.77m x 4.50m 9' 1" x 14' 9"

Bedroom 2

3.23m x 3.27m 10' 7" x 10' 9"

Bedroom 3

2.67m x 2.80m 8' 9" x 9' 2"

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The Byrneham

3 BEDROOM HOME, TOTAL 1,154 sq ft



GROUND FLOOR

Kitchen/Dining min.

4.17m x 4.40m 13' 8" x 14' 5"

Lounge max.

4.17m x 4.38m 13' 8" x 14' 4"



FIRST FLOOR

Bedroom 1

3.29m x 5.32m 10' 9" x 17' 6"

Bedroom 2

4.17m x 2.89m 13' 8" x 9' 6"

Bedroom 3

2.24m x 3.40m 7' 4" x 11' 10"

Study

1.85m x 2.57m 6' 1" x 8' 5"

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The Inglethwaite

3 BEDROOM HOME, TOTAL 1,267 sq ft



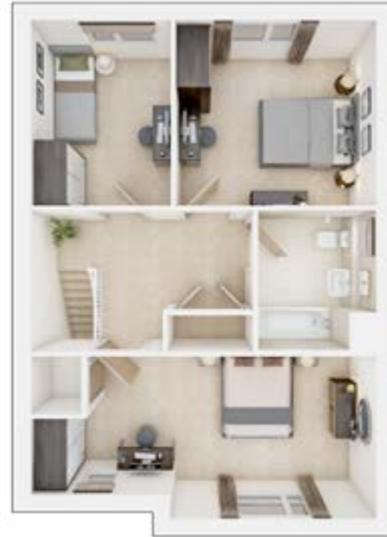
GROUND FLOOR

Kitchen/Dining

3.95m x 4.86m 12' 11" x 16' 0"

Lounge

3.95m x 4.31m 12' 11" x 14' 2"



FIRST FLOOR

Bedroom 1

6.42m x 3.04m 21' 1" x 10' 0"

Bedroom 2

3.73m x 3.48m 12' 3" x 11' 5"

Bedroom 3

2.60m x 3.48m 8' 6" x 11' 5"

[→ Discover more about this home](#)

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The Colford

4 BEDROOM HOME, TOTAL 1,252 sq ft



GROUND FLOOR

Kitchen/Dining max.

6.54m x 3.61m 21' 5" x 11' 10"

Lounge

4.36m x 3.51m 14' 4" x 11' 6"

Study

2.21m x 2.08m 7' 3" x 6' 10"



FIRST FLOOR

Bedroom 1

3.41m x 3.51m 11' 2" x 11' 6"

Bedroom 2

2.94m x 3.16m 9' 8" x 10' 4"

Bedroom 3

3.04m x 2.47m 10' 0" x 8' 1"

Bedroom 4

3.51m x 2.13m 11' 6" x 7' 0"

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The Plumdale

4 BEDROOM HOME, TOTAL 1,252 sq ft



GROUND FLOOR

Kitchen/Dining

6.54m x 3.30m 21' 5" x 10' 10"

Lounge

6.53m x 3.25m 21' 5" x 10' 8"



FIRST FLOOR

Bedroom 1 max.

3.41m x 3.48m 11' 2" x 11' 5"

Bedroom 2 max.

2.95m x 4.33m 9' 8" x 14' 2"

Bedroom 3

3.50m x 2.15m 11' 6" x 7' 1"

Bedroom 4

3.04m x 2.16m 10' 0" x 7' 1"

[→ Discover more about this home](#)

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The Hubham

4 BEDROOM HOME, TOTAL 1,370 sq ft



GROUND FLOOR

Kitchen/Dining

5.81m x 3.89m 19' 1" x 12' 9"

Lounge

3.61m x 4.13m 11' 10" x 13' 7"



FIRST FLOOR

Bedroom 1 max.

3.61m x 5.27m 11' 10" x 17' 3"

Bedroom 2

3.75m x 3.29m 12' 4" x 10' 10"

Bedroom 3

3.08m x 3.72m 10' 1" x 12' 2"

Bedroom 4

3.51m x 2.83m 11' 6" x 9' 3"

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The Rightford

4 BEDROOM HOME, TOTAL 1,374 sq ft



GROUND FLOOR

Kitchen/Dining

8.34m × 3.31m 27' 4" × 10' 10"

Lounge

3.20m × 4.20m 10' 6" × 13' 9"

Study

2.81m × 2.14m 9' 3" × 7' 0"



FIRST FLOOR

Bedroom 1 max.

3.06m × 4.68m 10' 1" × 15' 4"

Bedroom 2 max.

3.20m × 4.06m 10' 6" × 13' 4"

Bedroom 3 max.

2.94m × 4.17m 9' 8" × 13' 8"

Bedroom 4 min.

3.02m × 2.22m 9' 11" × 7' 3"



[Discover more about this home](#)



[View our current availability](#)

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The Shilford

4 BEDROOM HOME, TOTAL 1,449 sq ft



GROUND FLOOR

Lounge

3.21m x 4.45m 10' 6" x 14' 7"

Kitchen

3.34m x 4.90m 10' 11" x 16' 1"

Dining

3.34m x 3.35m 10' 11" x 11' 0"

Study

3.21m x 2.56m 10' 6" x 8' 5"



FIRST FLOOR

Bedroom 1

3.39m x 3.23m 11' 1" x 10' 7"

Bedroom 2

3.28m x 3.16m 10' 9" x 10' 4"

Bedroom 3

3.28m x 3.85m 10' 9" x 12' 8"

Bedroom 4

3.21m x 2.87m 10' 6" x 9' 5"

[→ Discover more about this home](#)

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The Kitham

4 BEDROOM HOME, TOTAL 1,537 sq ft



GROUND FLOOR

Kitchen/Dining

5.91m × 5.42m 19' 5" × 17' 9"

Lounge

3.84m × 4.49m 12' 7" × 14' 9"



FIRST FLOOR

Bedroom 1 max.

3.84m × 5.65m 12' 7" × 18' 6"

Bedroom 2

3.63m × 4.25m 11' 11" × 13' 11"

Bedroom 3 max.

3.23m × 4.28m 10' 7" × 14' 0"

Bedroom 4 max.

3.20m × 4.28m 10' 6" × 14' 0"

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*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWNY 98825/October 2025

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