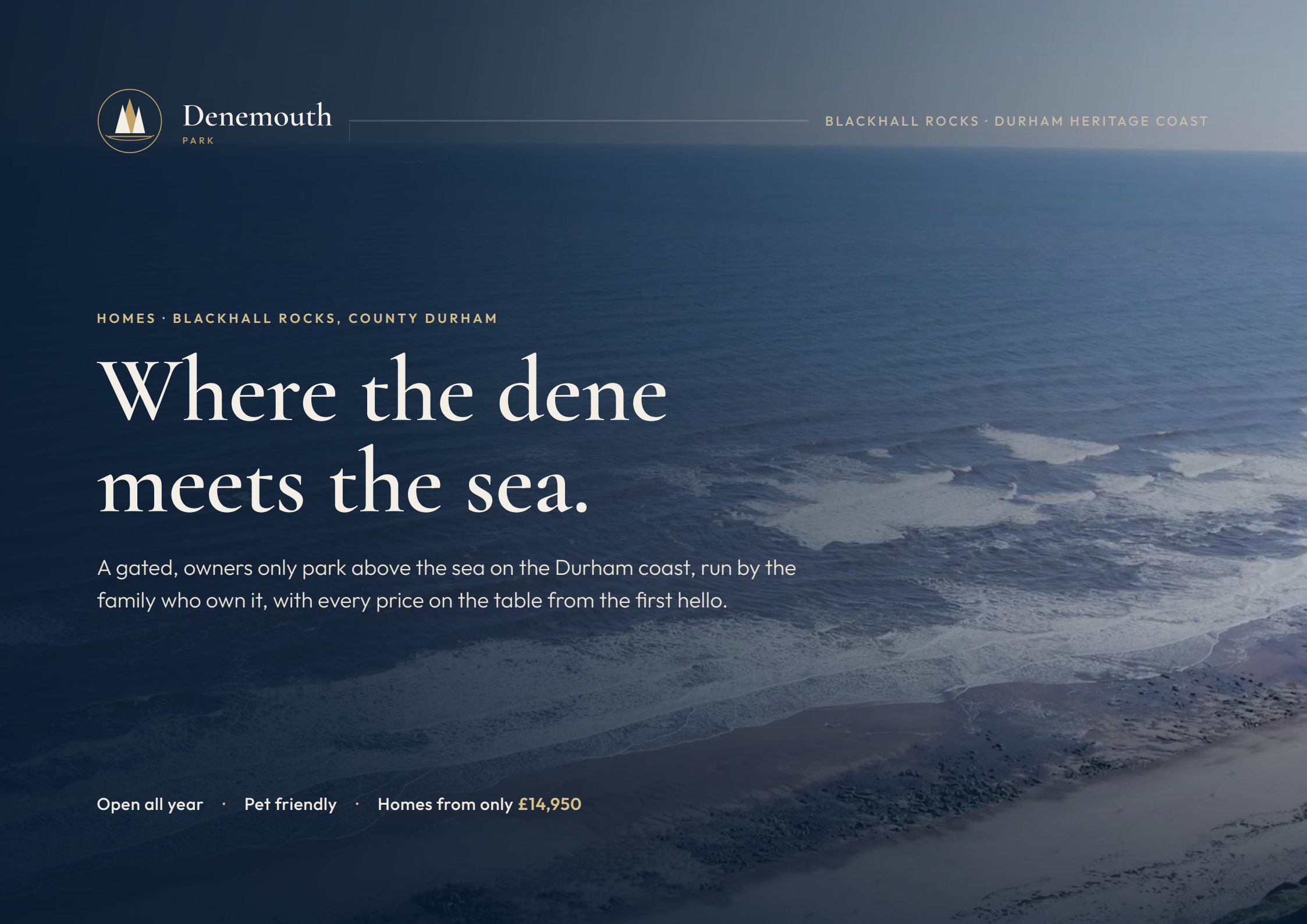


HOMES · BLACKHALL ROCKS, COUNTY DURHAM

# Where the dene meets the sea.

A gated, owners only park above the sea on the Durham coast, run by the family who own it, with every price on the table from the first hello.

Open all year · Pet friendly · Homes from only £14,950

A WORD FROM THE FAMILY

# Welcome to Denemouth.

When we took on Denemouth, we knew exactly what we wanted it to be. A park where the people next door are owners, just like you, where the gates close behind you at night, and where you can be down on the beach in a few minutes with the dog.

So that is what we have kept. No holiday lets, no crowds that change every week, and no hard sell when you come to look round. Just a family run park on one of the most beautiful stretches of the North East coast, open twelve months of the year.

Come and walk the park, have a look at the homes we have available, pop into Denemouth Bar, and ask us anything at all. The kettle will be on.

See you soon.

*The family*

DENEMOUTH PARK

**Call us any time on 07874 107947**

OWNERS ONLY

"Your neighbours here are owners, just like you. That is the way we like it, and the way it stays."

WHY DENEMOUTH

# Luxury, on the Durham coast.

A boutique, gated, owners only park, run by the family who own it. We are not a chain and we never will be, just a warmer, more personal way to own a place by the sea.

## A gated community

A gated entrance and CCTV throughout the park, for real peace of mind while you are here and while you are away.

## Owners only

No holiday lets, ever. The people next door are fellow owners, not a new crowd every week.

## Pet friendly

Dogs are welcome on the park, with the beach and the coast path right on the doorstep for the walks.

## Live here all year round

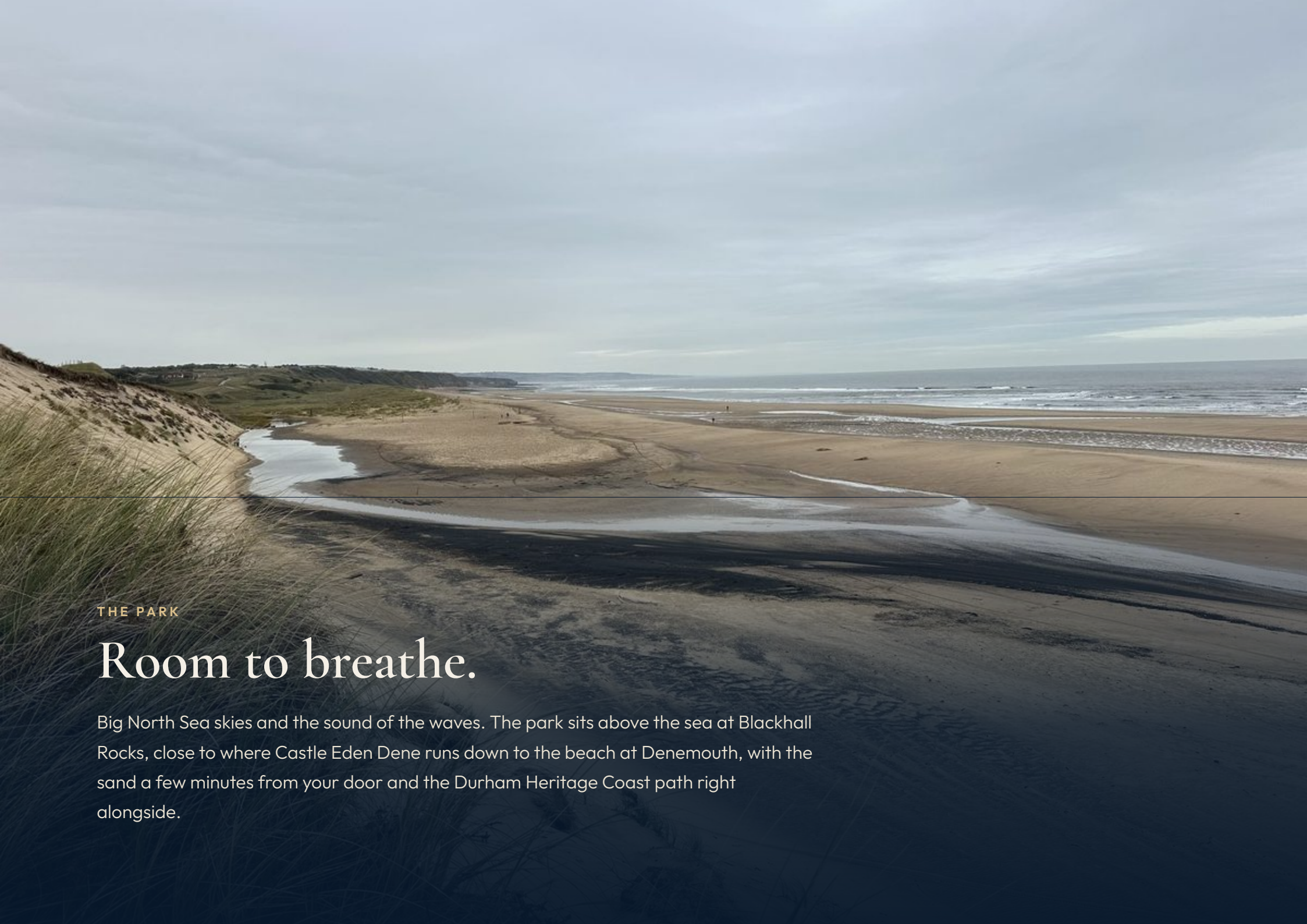
We are open twelve months of the year, so this can be your home all year round, summer and winter, with no closed season.

## Boutique and family run

You will be welcomed by the family who own the park, not a sales team. No pushy sales, just a proper warm hello.

## Our own clubhouse

Denemouth Bar is right on the park, open Friday to Sunday, with food, live entertainment and Sunday lunch.



THE PARK

# Room to breathe.

Big North Sea skies and the sound of the waves. The park sits above the sea at Blackhall Rocks, close to where Castle Eden Dene runs down to the beach at Denemouth, with the sand a few minutes from your door and the Durham Heritage Coast path right alongside.

WHAT'S ON YOUR DOORSTEP?

# A wild stretch of coast, a gentle stroll from your door.

Here you get the best of both worlds. The Durham Heritage Coast runs right past the park, with limestone cliffs, sea caves and quiet beaches to explore, yet Hartlepool, Durham and Sunderland are all within easy reach for a day out.

## Blackhall Rocks

Towering cliffs of magnesian limestone, laid down some 250 million years ago, with sea caves, stacks and rock pools below. A nature reserve, and the walk you will take most.

## Castle Eden Dene

A National Nature Reserve of ancient woodland in a deep valley, the largest of the coastal denes, with paths that bring you right down to the sea.

## Hartlepool

The marina, the National Museum of the Royal Navy and HMS Trincomalee, the oldest British warship still afloat. A proper grand day out, just down the coast.

## Seaton Carew

A long, sandy beach and an old fashioned promenade, made for a breezy walk and fish and chips on the front.

## Durham

The cathedral and castle together make up a UNESCO World Heritage Site, set above a loop of the River Wear, with a handsome old city around them.

## Well connected

The A19 is a few minutes inland, and the station at Horden has trains to Sunderland, Newcastle and Middlesbrough. Close to everything, yet a world away from the rush.

OUR OWN CLUBHOUSE

# Denemouth Bar.

A proper family friendly club, right on the park, and everyone is welcome, not just owners. It is where the weekend starts, and where you will get to know the people next door.

Fridays bring food deliveries and collections from 12 noon, with the bar and eat in from 6pm. Most weekends there is live entertainment, the football is always on, and Sunday lunch is served from 12 until 3.



## Fri to Sun

OPEN EVERY WEEKEND

## Live acts

MOST WEEKENDS

## Sunday lunch

12 UNTIL 3

EVERY PRICE, UP FRONT

# No guessing what it really costs.

You know the game. A lovely home, a tempting headline price, and then the questions start. What are the site fees? What do they cover? What happens in year two? By the time you have the full picture, you have already fallen for the place.

We do it the other way round. Every home on this park shows its price, plainly, on the website and in person, and its pitch comes with it. Ask us about the site fees and we will tell you exactly what they are and what they cover. No pressure pricing, no mystery add ons.



HOMES FROM ONLY

**£14,950**

*and every price above it is just as open.*

HOW IT WORKS

# From first coffee to front door.

## 01

### Come and look

Give us a call, come for a coffee, walk the park. No appointment pressure and no obligation.

## 02

### Choose your home

Pick the one that feels right. Its pitch comes with it, so there is nothing else to sort out.

## 03

### Make it yours

We take care of the paperwork and get it ready for you. You choose the finishing touches.

## 04

### Move in

Collect the keys and settle in. We are only ever a short walk away.

No pushy sales, no hassle, and you only ever buy when you are ready. It all starts with a phone call.

COME AND SAY HELLO

# The kettle is always on.

Come and walk the park, see the homes, look in at Denemouth Bar and get a proper feel for the place, with no sales pitch attached.


CALL THE PARK

07874 107947

EMAIL

info@denemouth.co.uk

ONLINE

denemouth.co.uk

FIND US

Coast Road, Blackhall Rocks,
Hartlepool, County Durham, TS27 4BL


OPEN

Twelve months of the year

Denemouth
PARK

Every price up front · Open all year · Year round living from only **£14,950**


Denemouth Park is open twelve months of the year, for year round living. Occupation is under an agreement with the park, a copy of which is available before you buy. Denemouth Caravan Park Ltd, registered in England and Wales, company no. 05655912.