

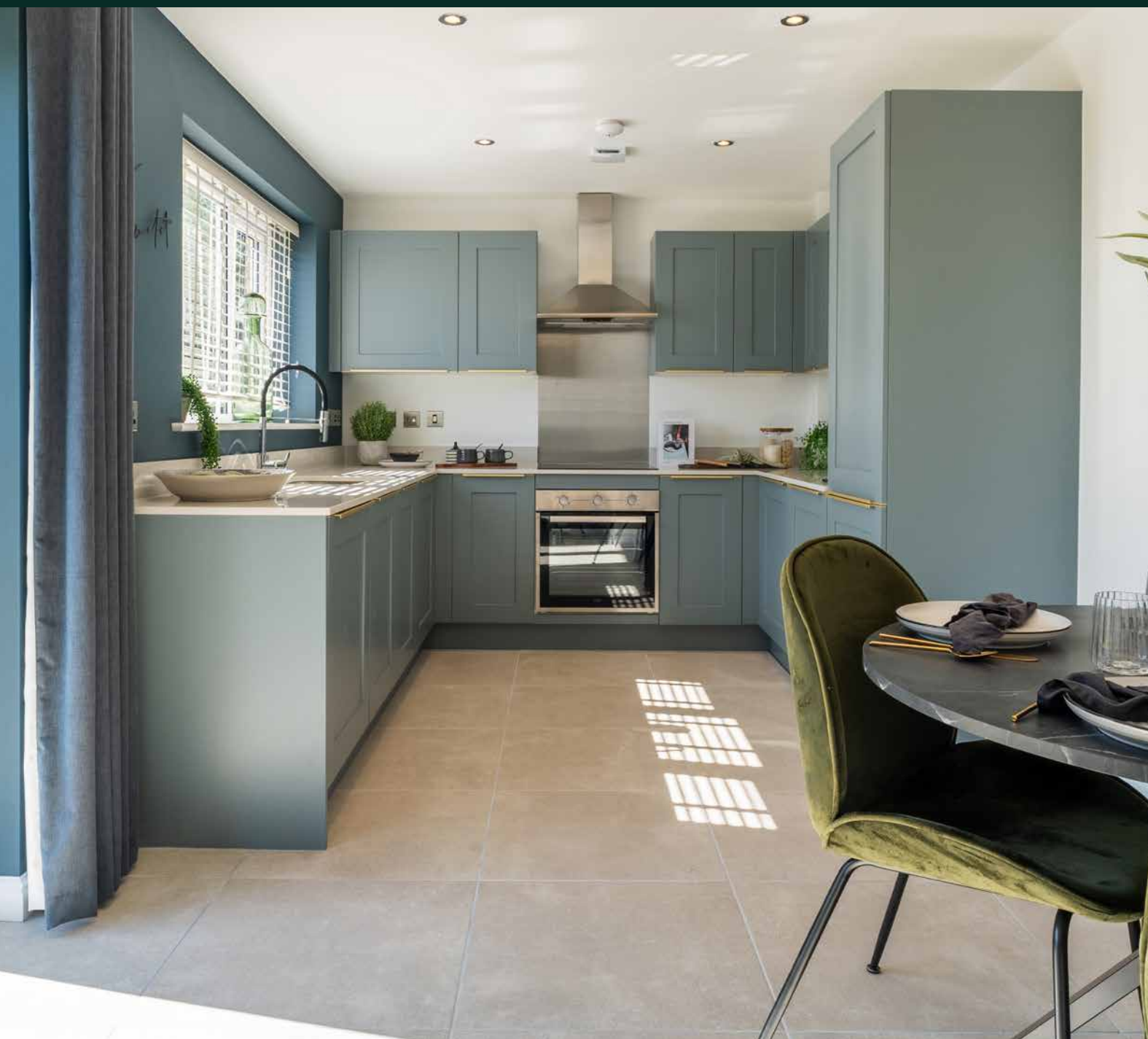


**Right where
you belong**

at **Deer Park**

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.



Homes in Carlisle, made for modern living.

Welcome to Deer Park, a stunning development featuring a fantastic choice of our 2, 3 and 4 bedroom homes. Located less than a mile from the centre of the historic city of Carlisle, this development offers the ideal balance of practical and modern convenience. Explore our site plan and the various house styles available.

Cork
2 bedroom

Tyrone
3 bedroom

Altan
3 bedroom

Rosemount
3 bedroom

Limerick
3 bedroom

Strade
3 bedroom

Clifden
3 bedroom

Milford
3 bedroom

Dalkey
4 bedroom

Grange
4 bedroom

Lanesborough
4 bedroom

Bantry
4 bedroom

*

Affordable Home
(conditions apply)

This site layout is indicative only and subject to change in response to planning or technical requirements, ground conditions, or market demand. It is not drawn to scale and does not show legal boundaries, easements, wayleaves, topography, street lighting, or landscaping proposals. The Affordable Homes shown are those designated as such through the planning process. The remaining homes on the development are available for open market sale (including multi-unit sales) to purchasers, who could be private individuals or another type of purchaser (for example: local authorities, housing associations, or other commercial landlords/investors) and therefore the mix of tenures on the development may change.



Living in Carlisle

Carlisle is a vibrant city in Cumbria, just 10 miles from the Scottish border and ideally positioned between the Lake District, Northumberland National Park and the Solway Coast. It offers a perfect balance of history, nature and modern living.

Home to well-regarded schools and the University of Cumbria, the city is also a major transport hub with direct access to the M6 and West Coast Main Line, connecting you to London, Manchester, Glasgow and Newcastle.

Carlisle city centre offers high street brands, independent shops, cafés and restaurants, alongside a rich cultural scene including Carlisle Castle, Tullie House Museum and the Carnegie Theatre.

Whether you're stepping onto the property ladder or growing your family, Carlisle offers a well-connected lifestyle with countryside charm.

Perfectly placed for city life and countryside escape



Hadrian's Wall



Carlisle Cathedral



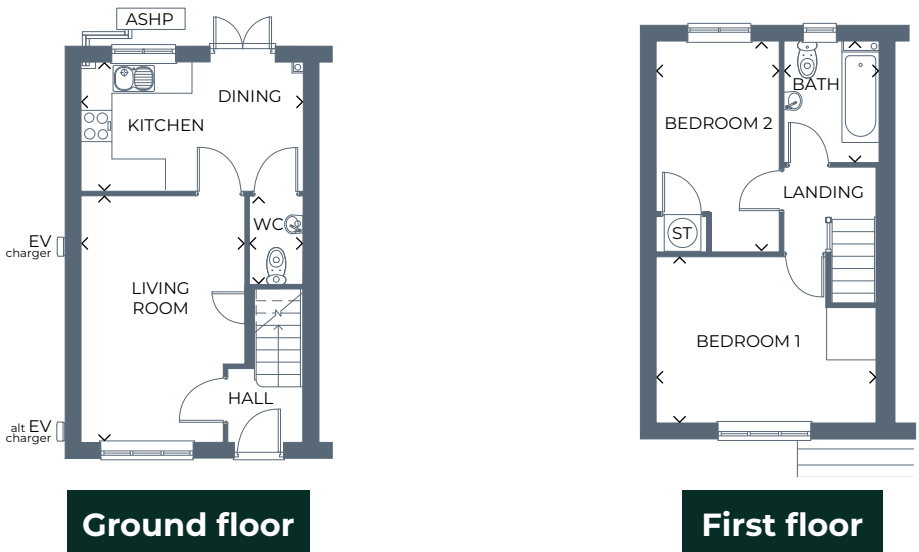
Port Carlisle



Cork

2 bedroom, semi-detached home

A beautiful semi-detached home boasting a spacious living area, kitchen-diner with French doors out to the garden and two generous sized bedrooms.



Gross internal area 635.9ft² / 59.08m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/cork

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.

Tyrone

3 bedroom, semi-detached home

A beautiful 3 bedroom semi-detached home ideal for entertaining, featuring an open-plan kitchen-diner, spacious living room and great-sized bedrooms.



Gross internal area 742.7ft² / 69m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/tyrone

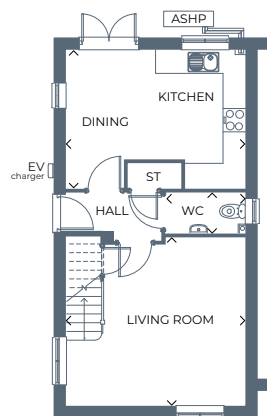
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



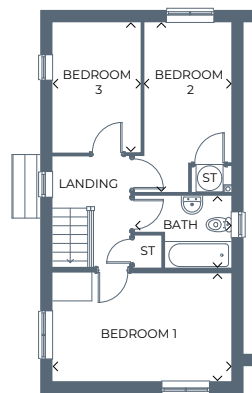
Altan

3 bedroom, semi-detached home

A beautiful semi-detached home benefitting from an open-plan kitchen-diner with a spacious living room, three good-sized bedrooms and a family bathroom



Ground floor



First floor

Gross internal area 83.76m² / 901.6ft²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/cranford

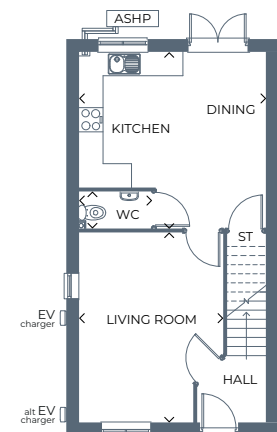
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



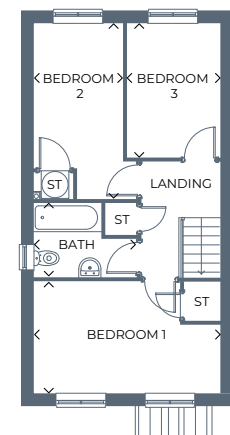
Rosemount

3 bedroom, semi-detached home

Offering a bright, spacious living room, modern kitchen-diner, cloakroom, three bedrooms, plus a family bathroom.



Ground floor



First floor

Gross internal area 901.6ft² / 83.76m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/rosemount

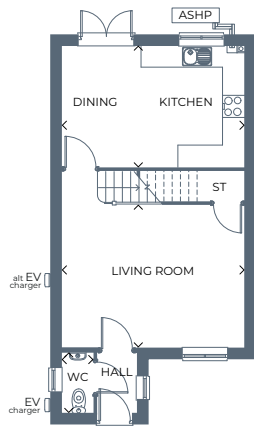
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



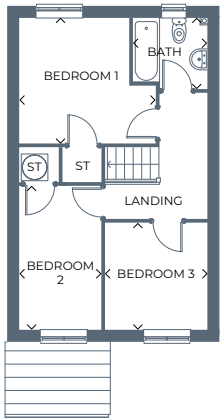
Limerick

3 bedroom, detached home

A beautiful home with a bright, airy living room, spacious kitchen-diner, three versatile bedrooms and a family bathroom.



Ground floor



First floor

Gross internal area 903ft² / 83.89m²

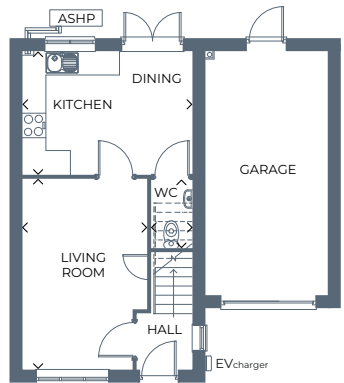
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/limerick

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.

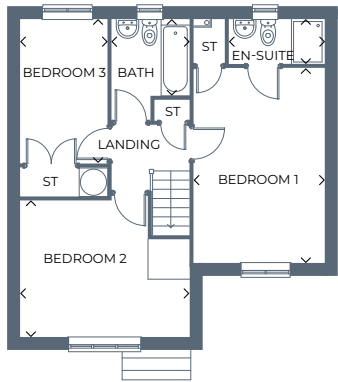
Strade

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 1117.5ft² / 103.82m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/strade

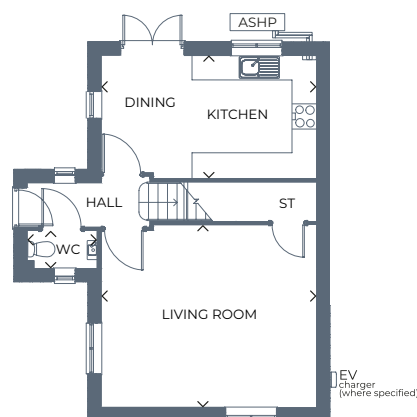
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm. Gross internal area includes integral garage.



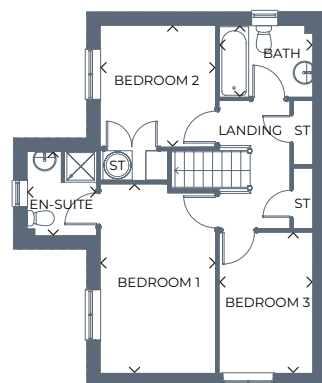
Clifden

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 982.1ft² / 91.24m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/clifden

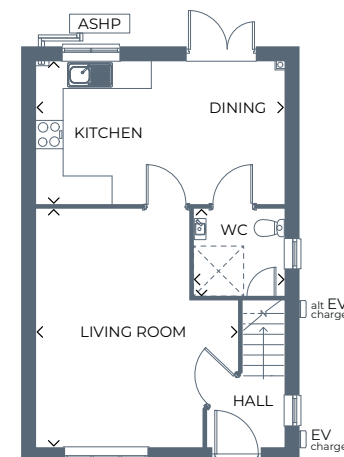
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



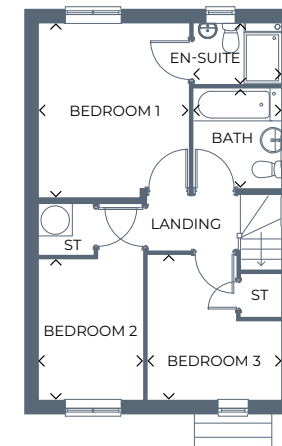
Milford

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 916.4ft² / 85.14m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/milford

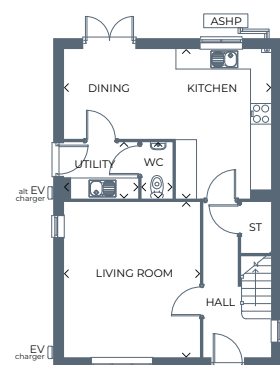
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm. Ground floor shower provision or location may vary; please speak to your Sales Executive.



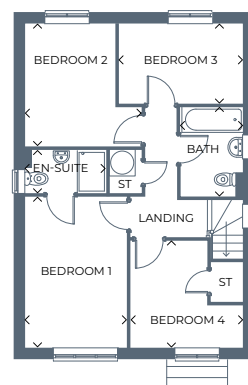
Dalkey

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 1155.2ft² / 107.32m²

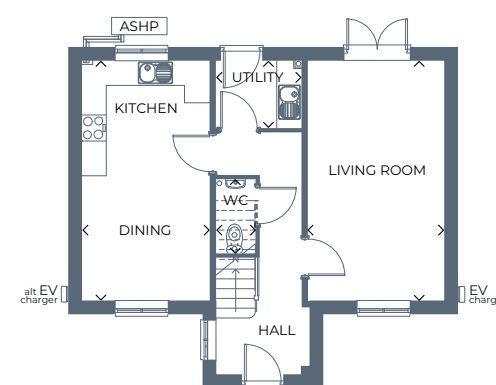
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/dalkey

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.

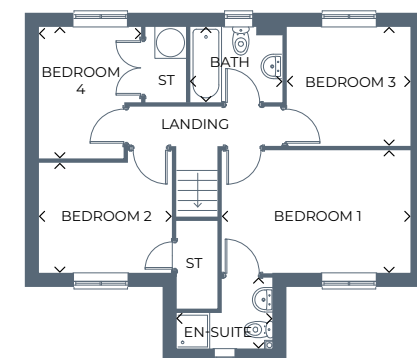
Grange

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 1068.4ft² / 99.26m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/grange

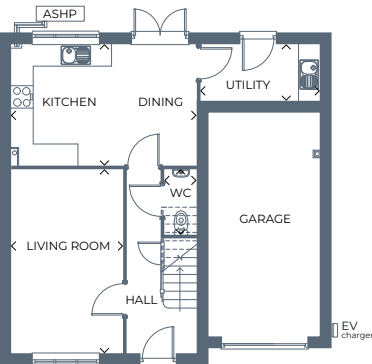
Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.



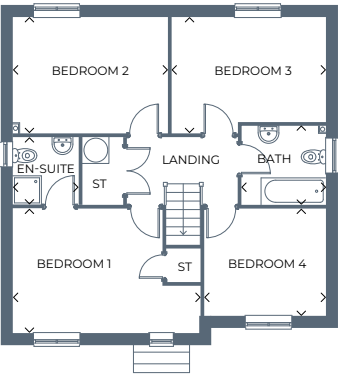
Lanesborough

4 bedroom, detached home

A beautiful detached home featuring four spacious bedrooms, a family bathroom and en-suite, a large kitchen-diner and a great-sized living area.



Ground floor



First floor

Gross internal area 1434.8ft² / 133.3m²

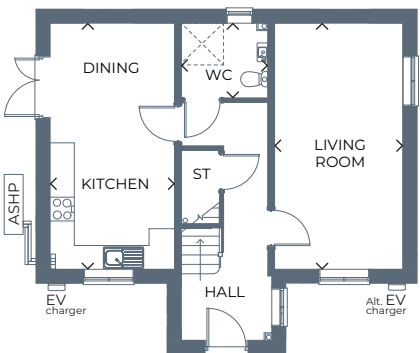
For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/lanesborough

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm. Gross internal area includes integral garage.

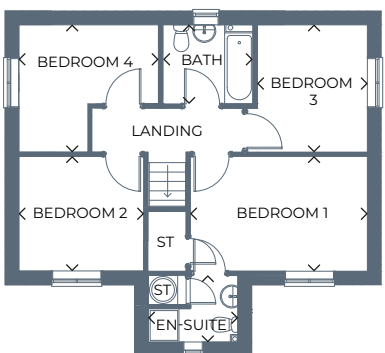
Bantry

4 bedroom, detached home

A stunning 4 bedroom detached home featuring an open-plan kitchen-diner, living room, four spacious bedrooms, a family bathroom and a master en-suite.



Ground floor



First floor

Gross internal area 1135.9ft² / 105.53m²

For a list of illustrative room dimensions, please visit: gleesonhomes.co.uk/housestyles/bantry

Images, dimensions, and layouts are indicative only and not plot specific. Some images may also show optional upgrades at additional cost. Plot specific elevations and finishes may vary; these should be checked with your Sales Executive. Garages are provided to selected plots; your Sales Executive will be able to confirm whether your chosen plot includes a garage. EV charging points may or may not be fitted to your chosen home; please speak to your Sales Executive to confirm.

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, 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.

Upgrades and extras are subject to build stage and availability

Read more

Personalise your home

There are so many ways that you can personalise your home from the moment it starts being built.



The kitchen is the heart of the home, and all our homes come with an impressive specification as standard to give you a great starting point. From there, you can really make your space your own by choosing your cupboard doors and worktops, and upgrading items such as your hob, cooker hood, tiles and more to create your perfect kitchen.

Gleeson homes
include kitchens by
Symphony[®]



Tiles by
PORCELANOSA

Luxury vinyl tile by
amtico
flooring

Standard vinyl by
ivc

Fitted furniture by
GOODING[®]



Gleeson homes
include bathrooms by
■ GEBERIT

Made to measure for your home, our fitted furniture and wardrobes are designed to maximise space with smart storage solutions, from enhanced hanging space and integrated shelving to media walls and dedicated workspaces. Installed before you move in, each design is tailored to your lifestyle and chosen finish, creating a stylish, organised and ready-to-use space from day one.

Bathrooms are designed with comfort and style in mind, and every home comes with a great specification as standard. You can then personalise the space to suit your taste by choosing from a range of upgrades, including wall tiles and flooring, as well as adding finishing touches such as towel rails to create a bathroom that feels both practical and relaxing.

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 looking to take your first step onto the property ladder or planning your next move, we can help with additional incentives to make your new home even more personalised.



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.



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

How to find us

Visit us Deer Park, Kingmoor Road, Carlisle, CA3 9QJ

Contact us 01228 583 348

gleesonhomes.co.uk/developments/deer-park

How to find us

From the M6, leave at Junction 44 and follow signs to Carlisle/A689. Keep on the A689 for around 1.5 miles into Kingmoor Park roundabout, then take the exit towards Etterby. Continue on Kingmoor Road until you reach Deer Park.

From the A595, take the first exit at the roundabout onto the A689. Follow this road for around 4 miles into Kingmoor Park roundabout, then take the exit towards Etterby. Continue on Kingmoor Road until you reach Deer Park.



All information correct at time of production, 15 September 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.

DB-34-V1