

Cathedral Meadows

WEST RAINTON • DURHAM

BANKSHomes



Homes designed by life.



In the perfect place for you



with every detail designed



with people and place in mind.



New homes better living.

Banks Homes was born from a desire to create sustainable homes that positively impact on health and happiness.

Influenced by the inspirational homes our customers want, we carefully crafted a new blueprint for contemporary living. One that considers the role and function of each room, to deliver the homes needed for healthier, happier life.

From the location and spacious gardens, to the $\frac{3}{4}$ height windows, bi-fold doors, and use of natural light, our team has meticulously considered every detail. We've also future-proofed our designs with energy-efficiency and the latest intelligent technology – for lower energy bills. We've invested in a dedicated customer service team to make every step of your journey feel effortless.

Wherever striking design, future-proof sustainability and desirable locations come together, you'll find a Banks Home.

Homes designed by life.

Cathedral Meadows

WEST RANTON • DURHAM



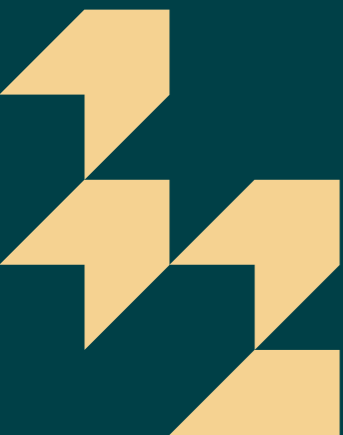
We're proud to bring you Cathedral Meadows, a Banks Homes development located in the stunning surroundings of West Rainton.

This exceptional location, close to Durham City, will see up to 120 high-quality, three-to-five bedroomed, family homes. A new vibrant community amongst stunning surroundings and excellent transport links.

Placed for perfection.

Even the most beautiful home can feel out of place in the wrong setting. As a company with extensive experience in securing land for housebuilding, we understand the importance of choosing a site that is close to everywhere you need to be.

Before we lay the first brick, we take time to hand pick the most stunning location. So, you can commute quickly, keep the school run stress-free, and dip in and out of the city and the country, whenever you choose. Investing in desirable land from the outset also adds value to your home, even before you move in.



To Finchale Priory

Sustainable Urban Drainage System

Benridge Bank

Woodland View

Station Road

Show Homes

To A690

Future developments by others





Locally equipped play area

Chantry Place

Lambton View



Site Key

- | | | | |
|--|---|--|--|
|  Kirkham
5 Bed Detached |  Farnham
4 Bed Detached |  Hatfield
4 Bed Detached |  Westcott
3 Bed Detached |
|  Beaumont
5 Bed Detached |  Van Mildert
4 Bed Detached |  Hutton
4 Bed Detached | |

This site plan is for illustrative purposes only and cannot be relied upon as part of a contract. Please see sales advisor for further details.

A690

Potential future development by others

Rent to Buy & Affordable Rent



Desirable location.

Cathedral Meadows is perfectly placed for commuting, shopping and exploring the natural beauty of the North East. With the bright lights of Newcastle, Sunderland and Teesside on your doorstep, you only have to hop on the A1 to discover the region's art, culture and creativity.

Alternatively, detour to Durham Station and catch The East Coast Main Line to Edinburgh, Glasgow, Newcastle, Leeds, Manchester, Birmingham or even London.

Ready to travel farther afield? Newcastle International Airport and Teesside International Airport are both within a 25-mile drive.

School runs are simple too. With West Rainton Primary School just over the road, getting to the school gates on time is stress-free. Older children can also choose from Belmont Community School, Hetton Academy, Kepier Academy, and Durham City's renowned university.

Local Leisure	Distance	Time
Botanical Garden (BG)	5.0 miles	16 min
Ayton's Wood (AW)	5.8 miles	13 min
Durham Cathedral	4.3 miles	15 min
Ramside Hall Hotel, Golf & Spa	1.5 miles	6 min
Penshaw Monument	7.3 miles	12 min
Seaham Hall	7.9 miles	16 min
Dalton Park	6.6 miles	16 min
Durham Cricket Ground	4.9 miles	10 min

Transport Links	Distance	Time
A1(M)	1.5 miles	5 min
A19	4.7 miles	8 min
A66	21.9 miles	31 min
Durham Train Station	4.6 miles	14 min
Ramside Heliport	1.5 miles	6 min
Teesside Airport (TA)	23.8 miles	34 min
Newcastle Airport (NA)	23.9 miles	35 Min

Surrounding Areas	Distance	Time
Durham Centre	3.7 miles	13 min
Newcastle upon Tyne	16.2 miles	31 min
Darlington	22.1 miles	34 min
Stockton-on-Tees	26.6 miles	35 min
Sunderland	8.5 miles	22 min
Houghton-le-Spring	2.4 miles	5 min
Peterlee	14.8 miles	22 min
Chester-le-Street	6.4 miles	14 min
Seaham	8.9 miles	18 min
Washington	10.5 miles	15 min
Stanley	10.8 miles	24 min





Durham City
Famed for its University and historic surroundings.



Crown of Light by Ross Ashton, Robert Ziegler and John Del' Nero, Lumiere Durham 2013.
Produced by Artichoke. Photo by Matthew Andrews

Lumiere Light Festival
Led by world-renowned artists, the biennial event is held every other November across County Durham and Durham City.

Prebends Bridge
One of three stone-arch bridges in the centre of Durham, that crosses the River Wear.



High Force Waterfall
One of the most spectacular waterfalls in England, located in Teesdale.



County Durham is an idyllic place to live. Surrounded by areas of outstanding natural beauty, such as Teesdale and Weardale, with the North East Heritage Coast only a short drive away.

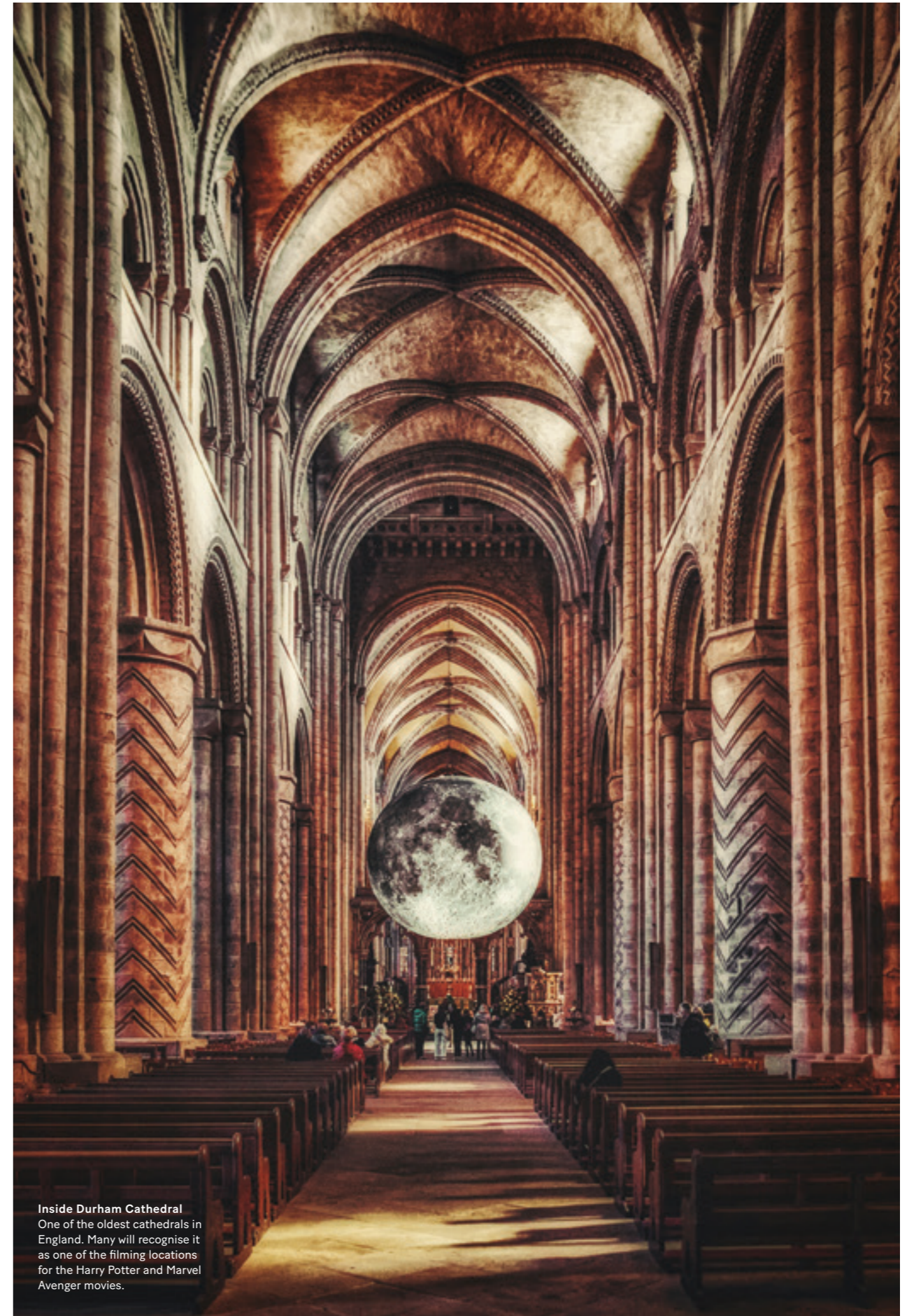


Blast Beach, Seaham
Famed for its sea glass,
forms part of the picturesque
Durham Heritage Coast.

Penshaw Monument
Built between 1844 and 1845 to
commemorate John Lambton,
1st Earl of Durham.



Durham Regatta
Held every year in June. The regatta sees
not only boat racing but entertainment
for everyone.



Inside Durham Cathedral
One of the oldest cathedrals in
England. Many will recognise it
as one of the filming locations
for the Harry Potter and Marvel
Avenger movies.

Homes designed with you in mind.

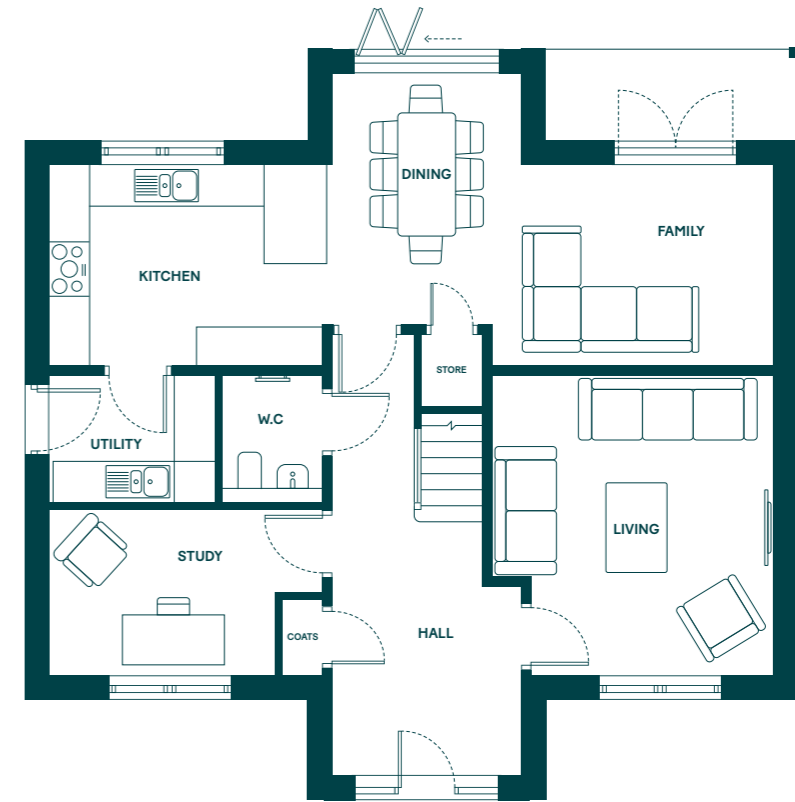
Whether you're a young couple taking your first step on the property ladder, a growing family looking for more room, or a discerning downsizer searching for a home with a difference, there's a Banks Home designed for you.

Larger families will want to add the generously proportioned five-bedroomed Kirkham or the equally spacious Beaumont to their shortlist. While the stylish four-bedroomed Van Mildert, Hatfield, Hutton and Farnham all offer a fresh perspective on the traditional detached home. Designed to make the most of every inch of space, the elegant three-bedroomed Westcott is beautifully considered too.

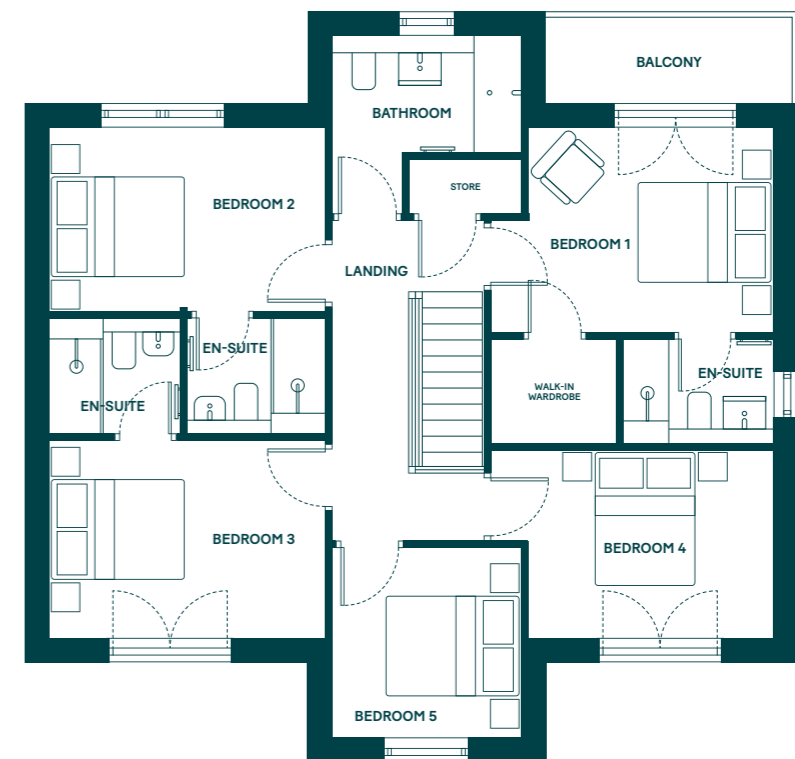
However, rest assured – whichever style you choose, you'll find the same perfect location, discerning style, and a home truly evolved for tomorrow. Anything less just wouldn't be us.



Ground Floor



First Floor



Kirkham

5 bed detached home with detached double garage.

Ground Floor

Room	Metric (mm)	Imperial (sq ft)
Lounge	4,135 x 4,403	13'-7" x 14'-5"
Kitchen / Dining, & Family	10,648 x 3,700 / 2,950	34'-11" x 12'-2" / 9'-8"
Study	4,015 x 2,443	13'-2" x 8'

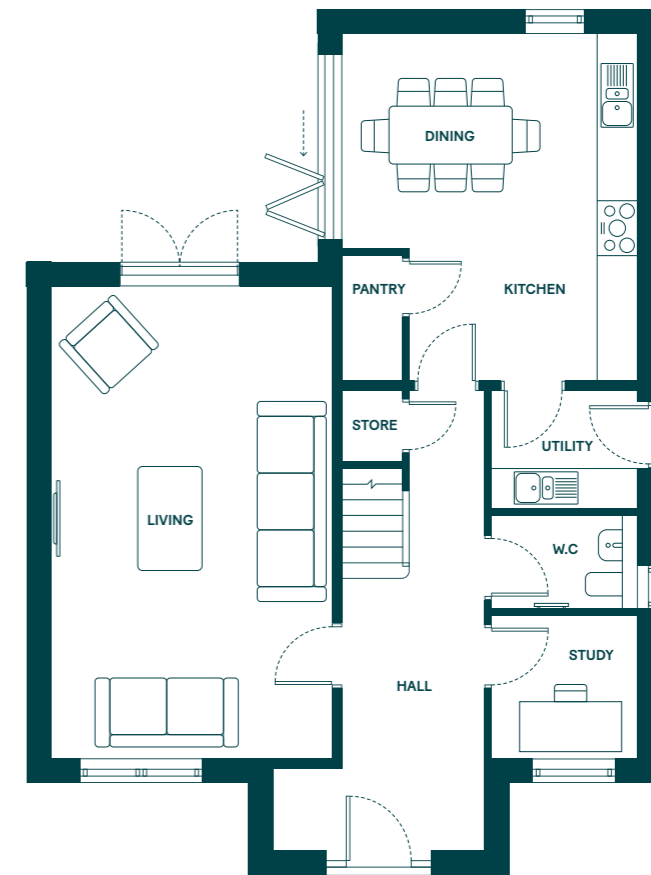
First Floor

Room	Metric (mm)	Imperial (sq ft)
Bedroom 1	4,158 x 3,008	13'-8" x 9'-10"
En suite 1	2,203 x 1,530	7'-3" x 5'
Bedroom 2	4,062 x 2,698	13'-4" x 8'-10"
En suite 2	2,028 x 1,700	6'-8" x 5'-7"
Bedroom 3	4,062 x 2,900	13'-4" x 9'-6"
En suite 3	1,935 x 1,700	6'-4" x 5'-7"
Bedroom 4	4,158 x 2,760	13'-8" x 9'-1"
Bedroom 5	2,772 x 2,782	9'-1" x 9'-2"
Bathroom	2,772 x 2,617	9'-1" x 8'-7"

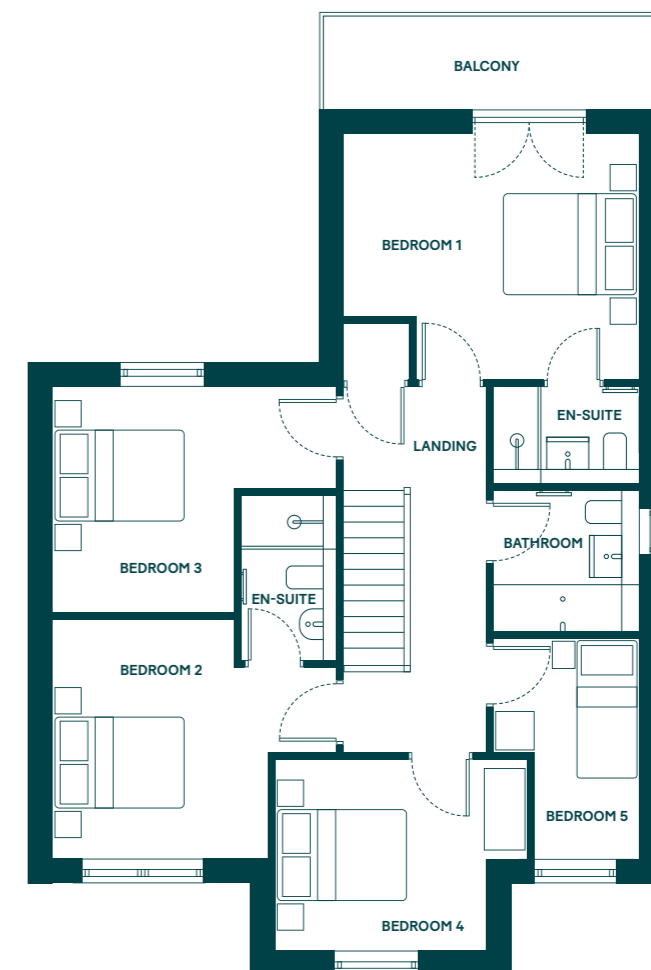
Disclaimer: Images are indicative and for illustrative purposes only. PV arrays may differ depending on plot orientation. Floor plan demonstrate the general layout of the property and room dimensions are taken from working drawings, but these are not precise measurements to be relied upon as slight variations may occur during construction.



Ground Floor



First Floor



Beaumont

5 bed detached home with detached double garage.

Ground Floor

Room	Metric (mm)	Imperial (sq ft)
Lounge	4,130 x 6,940	13'-7" x 22'-9"
Kitchen / Dining	4,352 x 5,102	14'-3" x 16'-9"
Study	2,152 x 2,100	7'-1" x 6'-11"

First Floor

Room	Metric (mm)	Imperial (sq ft)
Bedroom 1	4,352 x 3,600	14'-3" x 11'-10"
En suite 1	2,148 x 1,420	7'-1" x 4'-8"
Bedroom 2	4,169 x 3,526	13'-8" x 11'-7"
En suite 2	1,400 x 2,440	4'-7" x 8'
Bedroom 3	4,172 x 3,314	13'-8" x 10'-10"
Bedroom 4	3,725 x 2,823	12'-3" x 9'-3"
Bedroom 5	2,147 x 3,250	7'-1" x 10'-8"
Bathroom	2,149 x 2,083	7'-1" x 6'-10"

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Farnham

4 bed detached home with detached double garage.

Ground Floor

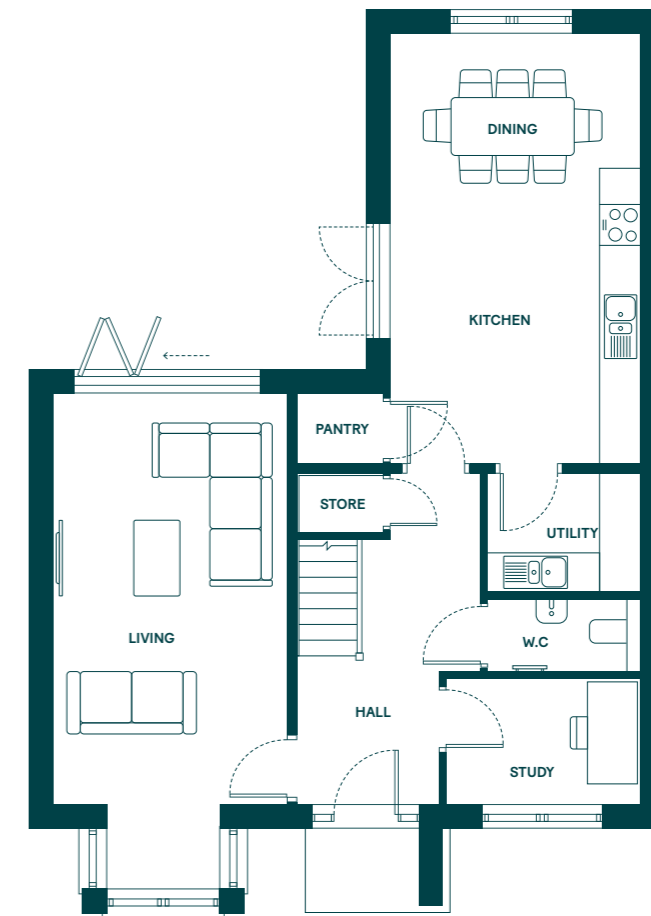
Room	Metric (mm)	Imperial (sq ft)
Lounge	3,432 x 7,277	11'-3" x 23'-11"
Kitchen / Dining	3,677 x 6,319	12'-1" x 20'-9"
Study	2,860 x 1,855	9'-5" x 6'-1"

First Floor

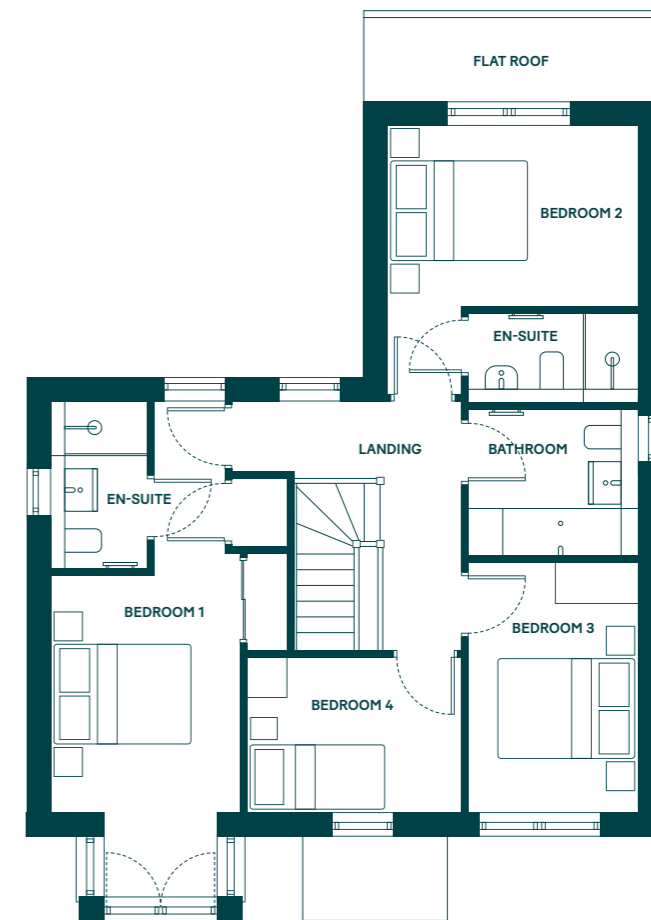
Room	Metric (mm)	Imperial (sq ft)
Bedroom 1	2,778 x 7,278	9'-1" x 23'-11"
En suite 1	1,418 x 2,451	4'-8" x 8'
Bedroom 2	3,678 x 3,948	12'-1" x 12'-11"
En suite 2	2,494 x 1,320	8'-2" x 4'-4"
Bedroom 3	2,494 x 3,667	8'-2" x 12"
Bedroom 4	3,156 x 2,280	10'-4" x 7'-6"
Bathroom	2,494 x 2,150	8'-2" x 7'-1"

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Ground Floor

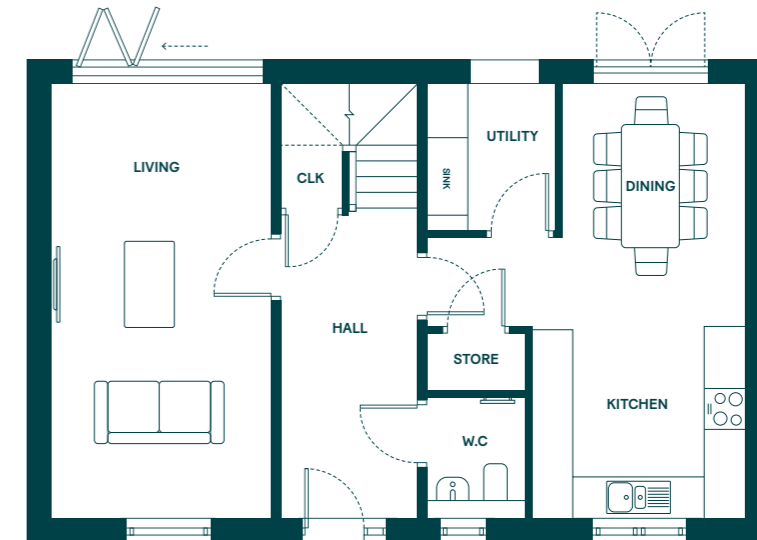


First Floor

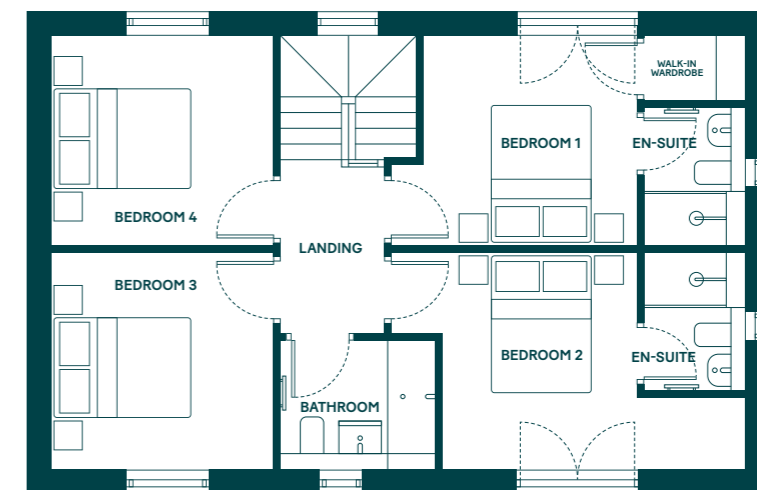




Ground Floor



First Floor



Van Mildert

4 bed detached home with detached garage.

Ground Floor

Room	Metric (mm)	Imperial (sq ft)
Lounge	3,235 x 6,372	10'-7" x 20'-11"
Kitchen / Dining	3,122 x 6,372	10'-3" x 20'-11"

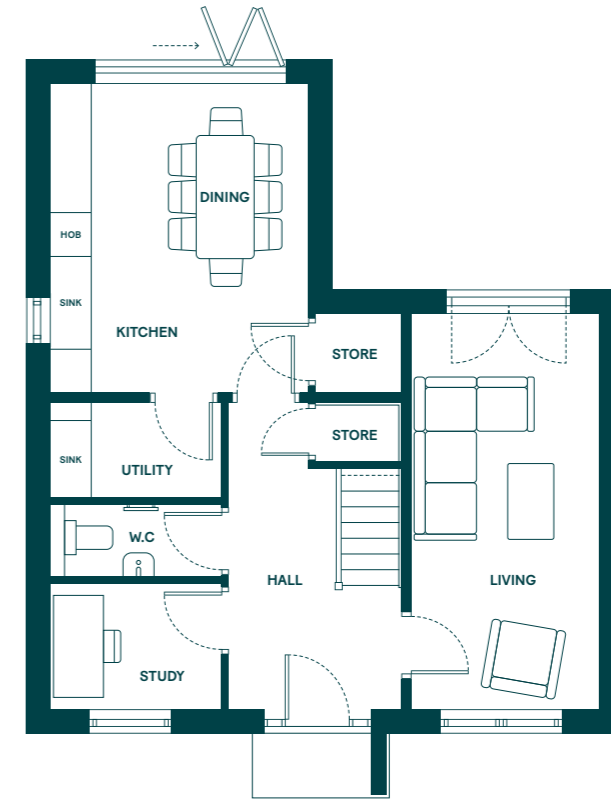
First Floor

Room	Metric (mm)	Imperial (sq ft)
Bedroom 1	3,615 x 3,080	11'-10" x 10'-1"
En suite 1	1,475 x 2,024	4'-10" x 6'-8"
Bedroom 2	4,440 x 3,192	14'-7" x 10'-6"
En suite 2	1,475 x 2,031	4'-10" x 6'-8"
Bedroom 3	3,280 x 3,192	10'-9" x 10'-6"
Bedroom 4	3,280 x 3,080	10'-9" x 10'-1"
Bathroom	2,277 x 1,900	7'-6" x 6'-3"

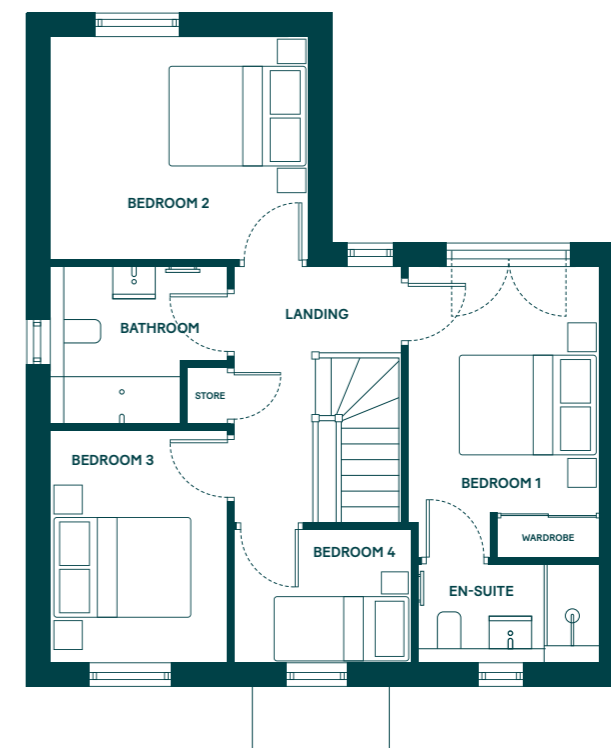
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Ground Floor



First Floor



Hatfield

4 bed detached home with detached garage.

Ground Floor

Room	Metric (mm)	Imperial (sq ft)
Lounge	2,763 x 5,815	9'-1" x 19'-1"
Kitchen	3,790 x 4,538	12'-5" x 14'-11"
Study	2,515 x 1,857	8'-3" x 6'-1"

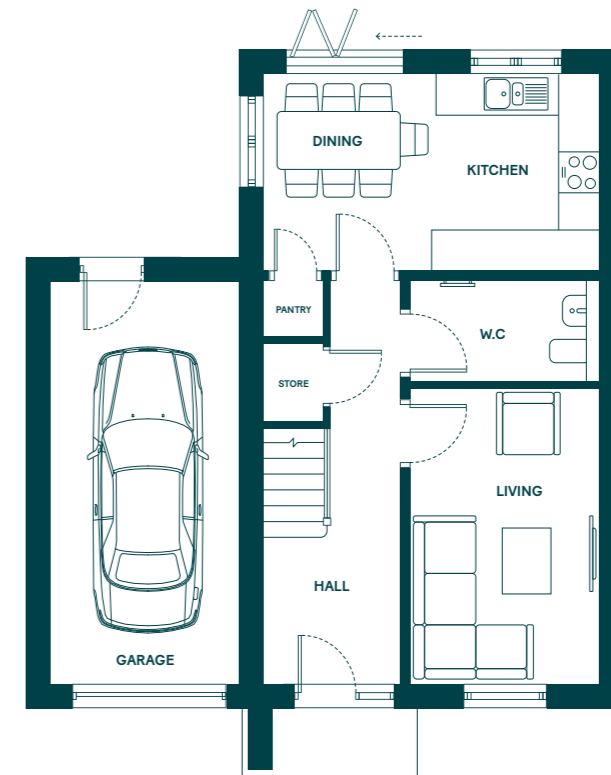
First Floor

Room	Metric (mm)	Imperial (sq ft)
Bedroom 1	2,808 x 4,265	9'-3" x 14"
En suite 1	2,665 x 1,444	8'-9" x 4'-9"
Bedroom 2	3,790 x 3,275	12'-5" x 10'-9"
Bedroom 3	2,600 x 3,400	8'-6" x 11'-2"
Bedroom 4	2,598 x 1,950	8'-6" x 6'-5"
Bathroom	2,582 x 2,315	8'-6" x 7'-7"

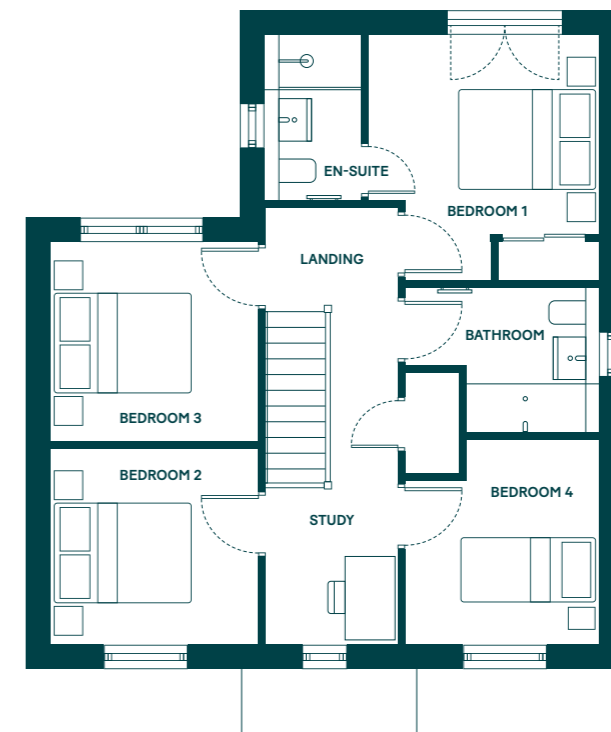
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Ground Floor



First Floor



Hutton

4 bed detached home with integral garage.

Ground Floor

Room	Metric (mm)	Imperial (sq ft)
Lounge	2,782 x 4,348	9'-2" x 14'-3"
Kitchen	4,910 x 2,887	16'-1" x 9'-6"

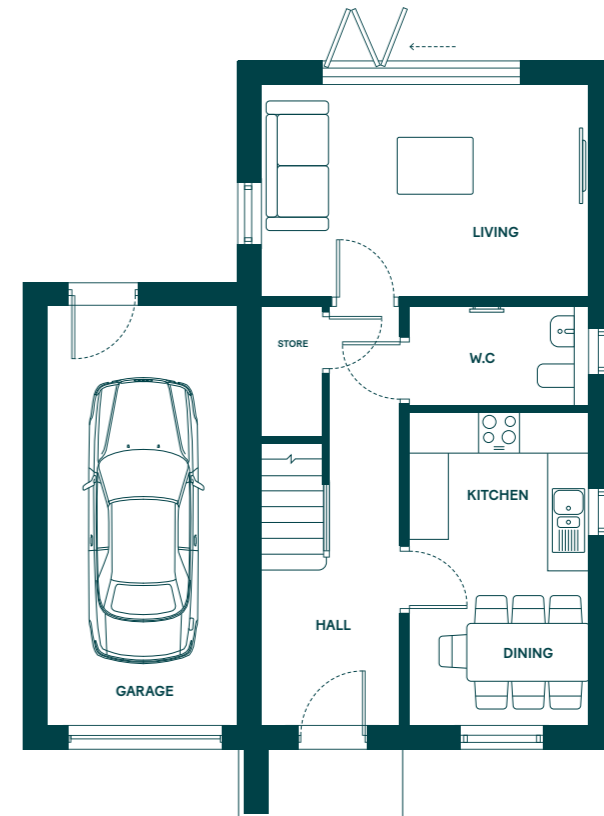
First Floor

Room	Metric (mm)	Imperial (sq ft)
Bedroom 1	3,393 x 3,598	11'-2" x 11'-10"
En suite 1	1,417 x 2,438	4'-8" x 8'
Bedroom 2	3,050 x 2,887	10' x 9'-6"
Bedroom 3	3,050 x 2,936	10' x 9'-8"
Bedroom 4	2,860 x 3,012	9'-5" x 9'-11"
Bathroom	2,860 x 2,150	9'-5" x 7'-1"

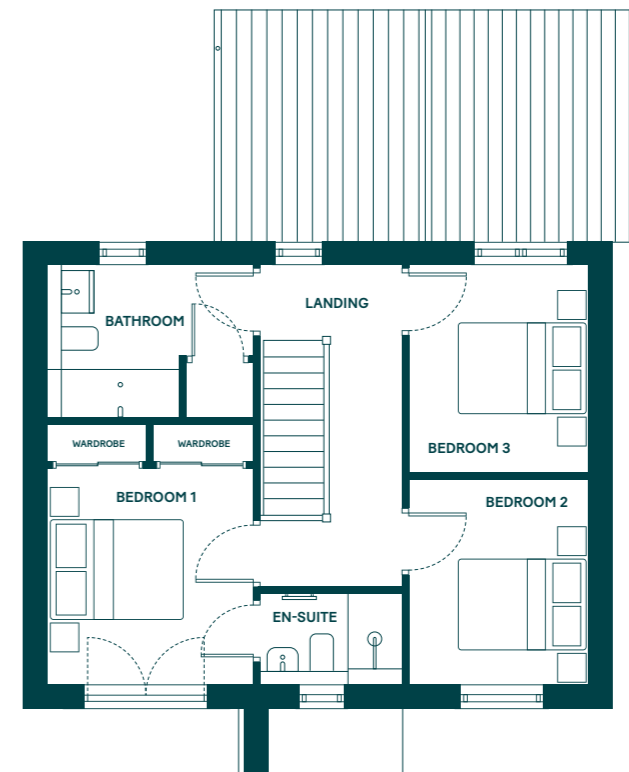
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Ground Floor



First Floor



Westcott

3 bed detached home with integral garage.

Ground Floor

Room	Metric (mm)	Imperial (sq ft)
Lounge	4,803 x 3,118	15'-9" x 10'-3"
Kitchen	2,628 x 4,597	8'-7" x 15'-1"

First Floor

Room	Metric (mm)	Imperial (sq ft)
Bedroom 1	3,025 x 3,183	9'-11" x 10'-5"
En suite 1	2,081 x 1,335	6'-10" x 4'-5"
Bedroom 2	2,650 x 3,024	8'-8" x 9'-11"
Bedroom 3	2,646 x 3,029	8'-8" x 9'-11"
Bathroom	3,025 x 2,220	9'-11" x 7'-3"

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Evolved for tomorrow.

It's also reassuring to know that our homes are some of the most sustainable and energy-efficient you can buy. Having worked in renewables for many years, The Banks Group, which Banks Homes is a part of, leads the way in eco-friendly technology, energy-efficiency, and sustainability. This not only makes our homes easier and more affordable to heat and own, but also helps to safeguard the natural world around our developments for years to come. We're also committed to designing developments that work hand-in-hand with Mother Nature, support wildlife, and surround your home with green spaces.

We've also future-proofed our designs with energy-efficiency and the latest intelligent technology – for lower energy bills.

All Banks Homes come with sustainability built in. Fitted with Hive smart heating systems, the latest PV energy efficient panels and EV car charging points, you can be assured of an energy efficient future in your new abode.



EV charging points in every home.

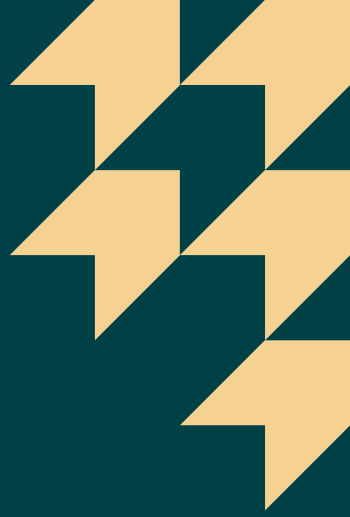


PV renewable energy is a feature of our properties.

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Style as standard.

Inspiring design is never an optional extra with a Banks Home. From contemporary designed brickwork and luxurious $\frac{3}{4}$ height windows, to bi-fold doors and spacious gardens, our iconic houses offer many desirable features as standard. They're also designed to last, with high specification kitchens and bathrooms, and high-quality fixtures and fittings. However, it is the finer details that really set our homes apart. Like the warmth and efficiency of our Hive heating systems, subtle shades and textures of our finishes, and light, ample interiors with higher than average ceiling heights. Whether you're dialling into the office, curling up on the sofa or celebrating with friends, there really is no better place to be.



The finer details.

It's the finer details that make a Banks Home extra special. From bespoke kitchens to custom garages. See our specifications for Cathedral Meadows, West Rainton.



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Kitchen & Utility Rooms

A choice of contemporary kitchen doors from Omega's Mackintosh range.

A choice of 40mm laminate post-formed edge worktops and upstand from Omega's Mackintosh range.

Glass splashback behind hob in a choice of colours.

Electrolux oven.

Electrolux hob.

Electrolux hood.

Integrated Electrolux fridge freezer.

Integrated dishwasher to all house types. Hutton and Westcott are slimline dishwasher.

Integrated washer/dryer to all 5 beds.

Freestanding washer dryer to all 3 and 4 beds.

Hydra 1.5 sink in grey.

Kitchen monoblock mixer tap.

Downlighters in chrome or white.

Utility single sink brushed stainless steel and U neck mixer tap in chrome.

York shelving unit above worktops.

Pan drawer with smoked glass sides.

Wooden cutlery drawer.

Bathroom & En-suites

Porcelanosa back to wall WC with soft-close.

Porcelanosa double ended bath with mixer tap.

Tiled bath panel.

Level access acrylic resin shower tray.

Vanity units to main bathroom and en-suite to Bedroom 1 on some plots.

Rainfall shower head with separate hand-held handset.

Glass shower door or walk-in screen depending on layout.

Tiled niches to bathroom and en-suites.

Shaver socket in white.

Tiling full height in shower and half height to sanitary walls. 600mm tiling above bath.

WC tiling splashback behind basin.

Extractor fan.

Electrics

Hive thermostat mini with dual heating for upstairs and downstairs separately.

Ring doorbell hardwired.

Chrome towel rail to bathrooms and en-suite, radiator to WC.

Chrome or white LED downlighters to kitchen, bathrooms and en-suites.

Multimedia white wall plate to include 3 HDMI and USB. Optical audio and Cat 6 for hard wired internet to lounge and Bedroom 1.

TV points to living room and Bedroom 1.

Cat 6 points to lounge, Bedroom 1 and study (if applicable).

Chrome or white sockets and light switches.

USB double socket in kitchen, lounge and Bedroom 1.

Honeywell carbon dioxide detector.

Smoke detector downstairs and upstairs.

Fused spur to facilitate lounge fireplace.

Pattringing for TV walls. (See sales executive for details).

EV charging point for electric car.

Internal Finishes

Fitted wardrobes to Bedroom 1 with shelf and rail.

White emulsion to walls.

White emulsion to ceilings.

Skirtings, architraves and windowsills white gloss.

Internal doors white ladder timber with chrome/satin nickel finish.

White 94mm skirting.

Oak finish to handrail on staircase.

External Finishes

Aluminium bi-fold doors.

Cladding to some elevations.

Aluminium/composite front door.

Glazed Juliet balcony on some plots.

Aluminium/composite rear/side door.

Tiled roof.

Number on house.

External canopy at porch on some plots.

Turf to rear garden.

Turf to front garden with landscaping.

External tap to be fitted on rear elevation next to kitchen sink.

External socket to rear.

Patio.

1.8 m close boarded timber fence.

Up and down light to front with PIR sensors.

Power and light to all garages.

Painted meter boxes to match front door colour.

Block paved driveway.

Photovoltaic (PV) panels on Kirkham, Beaumont, Farnham, Van Mildert, Hatfield, Hutton and Westcott plots.

Buff coloured paths 450mm x 450 mm.

Retractable style garage door in anthracite.

For more information please see the sales centre.



Our homes are designed for tomorrow. Our people are here to help today.

Purchasing the perfect new home is a big decision. So, it's reassuring to know that our homes are some of the most sustainable and energy-efficient you can buy. We're also continually evolving our designs to make sure your home meets the needs of your family today, tomorrow, and for years to come. We apply the same care and consideration to our services. Let our experts make the process a little easier.

Our sales and customer care team will ensure buying your new home at Cathedral Meadows, West Rainton is a smooth and pleasant experience, and they'll be there for you through every step. We can offer expert advice on the buying and selling process, so every stage runs like clockwork.

To make life a little easier and help you understand more about the options available to you, we can offer a no-obligation consultation that allows you to get the answers you need from an independent financial advisor and discuss your finances in detail.

Once you have reserved your home, we'll help you choose the important finishing touches. Our team will welcome you when you move in, and they'll keep in touch over the following weeks. Your new Banks Home will be built with style as standard and comes with a two-year Banks Homes warranty. It will also be covered by an ICW ten-year new home warranty. Kitchen appliances are all covered by their own manufacturers' guarantees.

If you have any questions about our inspirational new homes, or our commitment to striking design, future-proof sustainability and one-of-a-kind locations, please don't hesitate to get in touch:

Web: bankshomes.co.uk/cathedral-meadows



Homes designed by life.

BANKSHomes

Web: bankshomes.co.uk/cathedral-meadows

Email: cathedralmeadows@bankshomes.co.uk

Banks Homes, Inkerman House, St John's Road,
Meadowfield, Durham, DH7 8XL



ICW will be the warranty provider and the consumer code will be applicable.

Images are indicative and shown for illustrative purposes only. Banks Homes has made every effort to ensure accuracy of information contained in this document. We reserve the right to amend and update the specification or layout without prior notification. The information contained herein is for guidance only and its accuracy is not guaranteed and does not constitute a contract, part of a contract or warranty.

Floor-plans and dimensions are taken from architectural drawings and could vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information. You should take appropriate advice to verify any information on which you wish to rely.

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