



# Trinity Mews

Design and create your own home in County Durham

[Sales Brochure](#)





# Historic heritage.

*"If you have never been to Durham before, go there at once. Take my car, it's wonderful"*

*Bill Bryson, Author*





# A new community.

Trinity Mews is the result of a shared vision between Durham County Council and Custom Build Homes, a new community of like-minded people creating a collection of nine beautifully designed custom homes.

You will have the opportunity to design and create a property on spacious fully serviced plots prepared by Durham County Council on your behalf. You can design your new home to exactly meet your needs now and in the future and benefit from professional services, expert support and personal guidance from start to finish. It's time to take control of where you live, by creating a new home you love at Trinity Mews.





# Site plan.


The layout of plots at Trinity Mews has been expertly designed to enable as much flexibility as possible for house design, size and orientation.

Each plot benefits from a spacious “build zone” on which your designer will support you to position the footprint of your new home, and all benefit from a separate area where an integral or detached garage can be placed. Each purchaser will benefit from large garden spaces and driveway parking for up two cars. Five of the nine homes will benefit from southern facing rear gardens, and those that do not can create additional light through the home with intelligent use of glass in their new house designs.

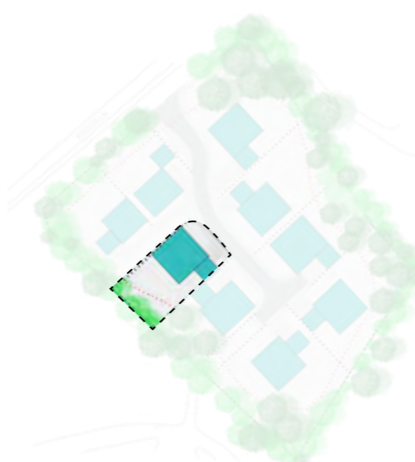


## Available plots.

<b>Plot 1</b>	<b>M<sup>2</sup></b>
Plot Size	1291
Development Boundary:	835.4
Build Zone:	173
<b>Plot Price</b>	<b>£240,000</b>



<b>Plot 7</b>	<b>M<sup>2</sup></b>
Plot Size	720
Development Boundary:	634
Build Zone:	193.4
<b>Plot Price</b>	<b>£230,000</b>



Plot sizes are approximate. Please refer to individual Plot Passport for accurate sizing.

## Reserved plots.

<b>Plot 2</b>	<b>M<sup>2</sup></b>	<b>Plot 3</b>	<b>M<sup>2</sup></b>	<b>Plot 4</b>	<b>M<sup>2</sup></b>
Plot Size	903	Plot Size	753	Plot Size	1050
Development Boundary:	749.9	Development Boundary:	509.4	Development Boundary:	603.7
Build Zone:	176.8	Build Zone:	161.3	Build Zone:	152.7
<b>Plot Price</b>	<b>Reserved</b>	<b>Plot Price</b>	<b>Reserved</b>	<b>Plot Price</b>	<b>Reserved</b>

<b>Plot 5</b>	<b>M<sup>2</sup></b>	<b>Plot 6</b>	<b>M<sup>2</sup></b>	<b>Plot 8</b>	<b>M<sup>2</sup></b>
Plot Size	1250	Plot Size	710	Plot Size	671
Development Boundary:	834	Development Boundary:	519.4	Development Boundary:	526.3
Build Zone:	185.1	Build Zone:	165.8	Build Zone:	137.3
<b>Plot Price</b>	<b>Reserved</b>	<b>Plot Price</b>	<b>Reserved</b>	<b>Plot Price</b>	<b>Reserved</b>

<b>Plot 9</b>	<b>M<sup>2</sup></b>
Plot Size	895
Development Boundary:	624.7
Build Zone:	127.4
<b>Plot Price</b>	<b>Reserved</b>





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# Creating your home.

When organising your build there are two routes you can take. Your Sales Coordinator will discuss both options with you.

## 1. Continue to work with Custom Build Homes

Custom Build Homes offer a fixed price package of services to prepare your new home to be built. Our expert team will guide you through the process from beginning to end.

Our package will include:

- Architectural design
- Submission for full planning permission
- Construction and technical drawings for Building Regulations and costing purposes
- Support to tender local contractors to build your home

Our design team has worked collaboratively with Durham County Council to develop the Design Code which controls the flexibility for house design, size and performance at Trinity Mews. Work with our team to design a home exactly as you want it, within your budget and submit those designs for approval, meaning you can begin building your home quicker and with confidence.

## 2. D.I.Y.

You can self arrange for your home to be designed and costed. You will then need to secure full planning permission and Building Regulations approval. You will also be required to tender and appoint your preferred contractors to build your home.





# On your doorstep.

Trinity Mews is located only minutes away from the heritage town of Durham, a modern city steeped in history, education and one of the UK's cultural capitals.

Immerse yourself in the natural scenery, world-class exhibitions, festivals and events which happen regularly in the town's ancient centre. Visit some of the country's most recognisable landmarks such as Durham Cathedral and Durham Castle – a UNESCO World Heritage site which forms one of the best city panoramas in Europe.



## Education

Trinity Mews is close to an impressive range of schools such as Durham Trinity School, St Margaret's C of E Primary School, Belmont Community School. There are also a number of private schools in the area such as Bow Durham School, The Independent Grammar School Durham and Barnard Castle Preparatory School.

## Travel Links

Trinity Mews offers excellent travel links both north towards Newcastle via the A1(M) and south towards Leeds.

Rail connections for the East Coast Main Line between Edinburgh and London Kings Cross are available multiple times daily from Durham Railway Station (3 miles) and both domestic and international flights can be sought from Newcastle International Airport. (27 miles)



An area of  
outstanding natural  
beauty



The North Pennines



Durham's Heritage Coast



Inspired by design.





# Why custom build.



## Stress-free

Unlike traditional self-build our supported and easy to understand process means you can relax and enjoy the process from start to finish.



## Affordability

Enjoy savings of up to 15% on the cost of a new developer-built home in the area. When purchasing land for the purpose of creating your own home, you will only pay stamp duty on the agreed purchase price of the serviced plot rather than the completed building.



## Sustainable living

Live in a high-quality home that is lighter, brighter, better insulated and more energy efficient, helping you to decrease your carbon footprint and reduce your monthly utility bills.



## Accessibility

Design spaces that suit, with the right balance of space, privacy and functionality. Create an inclusive home giving you and your family the freedom to move independently.



## Family friendly

Design safe child friendly spaces with storage solutions that adapt as they grow. Whether you prefer open plan or defined play areas, the choice is yours.



## Working from home

Enjoy the freedom of working from home by creating an inspired workspace, a multi-purpose area, separate room or a studio in your garden



## Freedom in retirement

Enjoy a more accessible, sustainable and comfortable home in your later years, whilst retaining the independence of living in your own home.



## Future proofing

Ensure your home stands the test of time with energy saving measures and higher quality materials helping to reduce the cost of its maintenance in your retirement.



# Financing your new home.

The payment process for a custom build home differs from a traditional new build home – which you pay for when your home has been built.

As your new home at Trinity Mews will be built to meet your own individual style and requirements, payments are made at several stages throughout the build process.

Custom Build Homes partners with BuildStore Mortgage Services to guide you through this process. Their advisors will help you set your budget, arrange the right mortgage product for you and manage all stage payments on your behalf.

## Why BuildStore?

It's quite simple – BuildStore are the only self build specialists who offer:

- The right finance for you, based on both your financial needs and requirements of your project
- Unmatchable expert knowledge about every aspect of self build, under one roof and just a phone call away
- Practical help and support, including complimentary consultations

Upon your offer being made, Custom Build Homes will introduce you to a friendly BuildStore advisor, they will financially qualify you for the development and help you set your budget. Once your offer has been formally accepted, they will help you arrange your mortgage offer, if required. Typically you can access funding of up to 85% of the plot cost and your build costs combined.

Please note – Your home may be repossessed if you do not keep up with repayments on your mortgage.





## How to reserve.

- 🏠 Contact Custom Build Homes to discuss availability.
- 🏠 Once you have decided on your plot you will be required to send a written offer via email.
- 🏠 If accepted your Sales Coordinator will process your reservation including; taking you through our affordability check and taking payment of the refundable Reservation Fee, which is £2000.
- 🏠 Once this is completed we can then help you to start creating your perfect home.



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