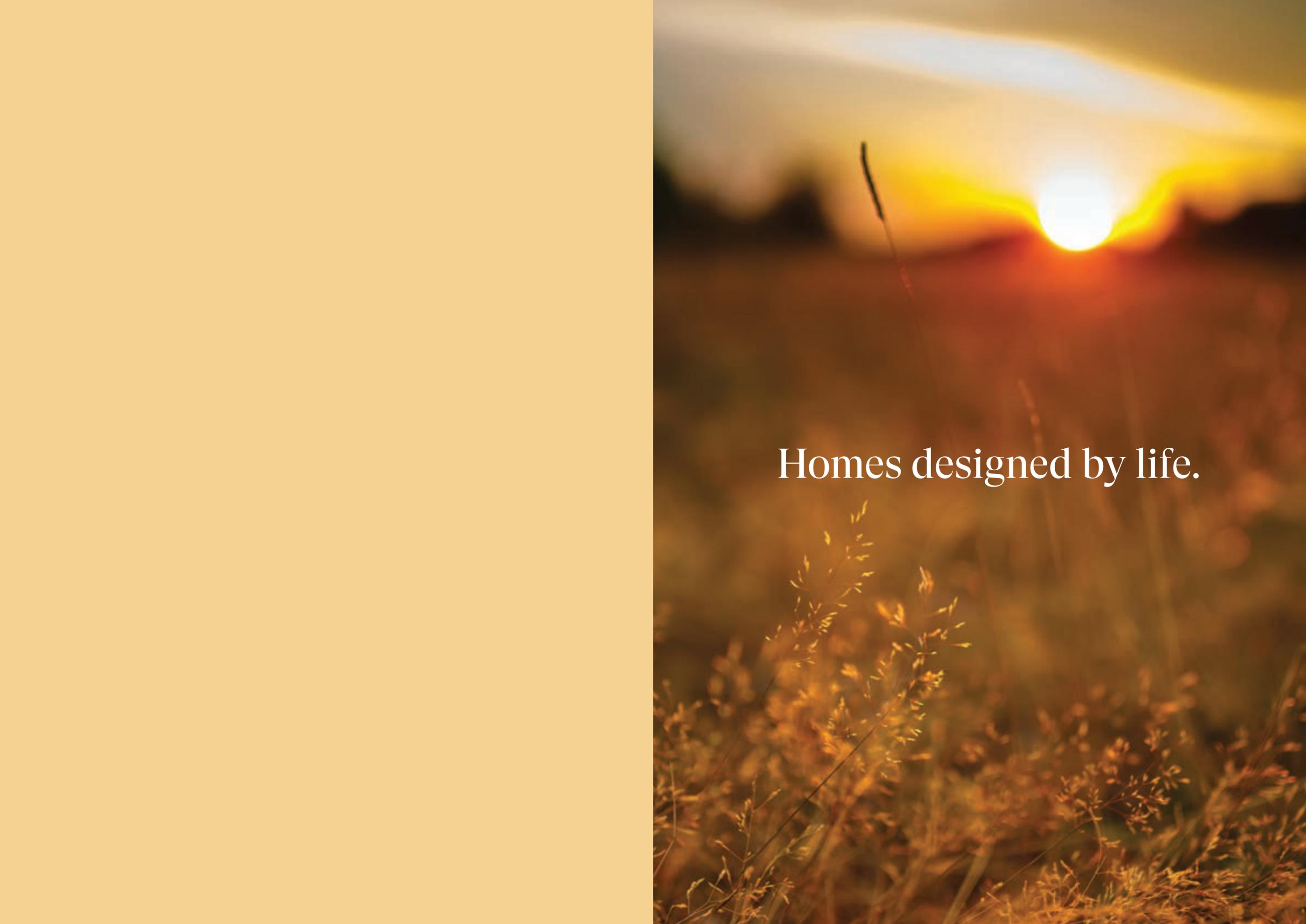


# Cathedral Meadows

WEST RAINTON • DURHAM

**BANKSHomes**



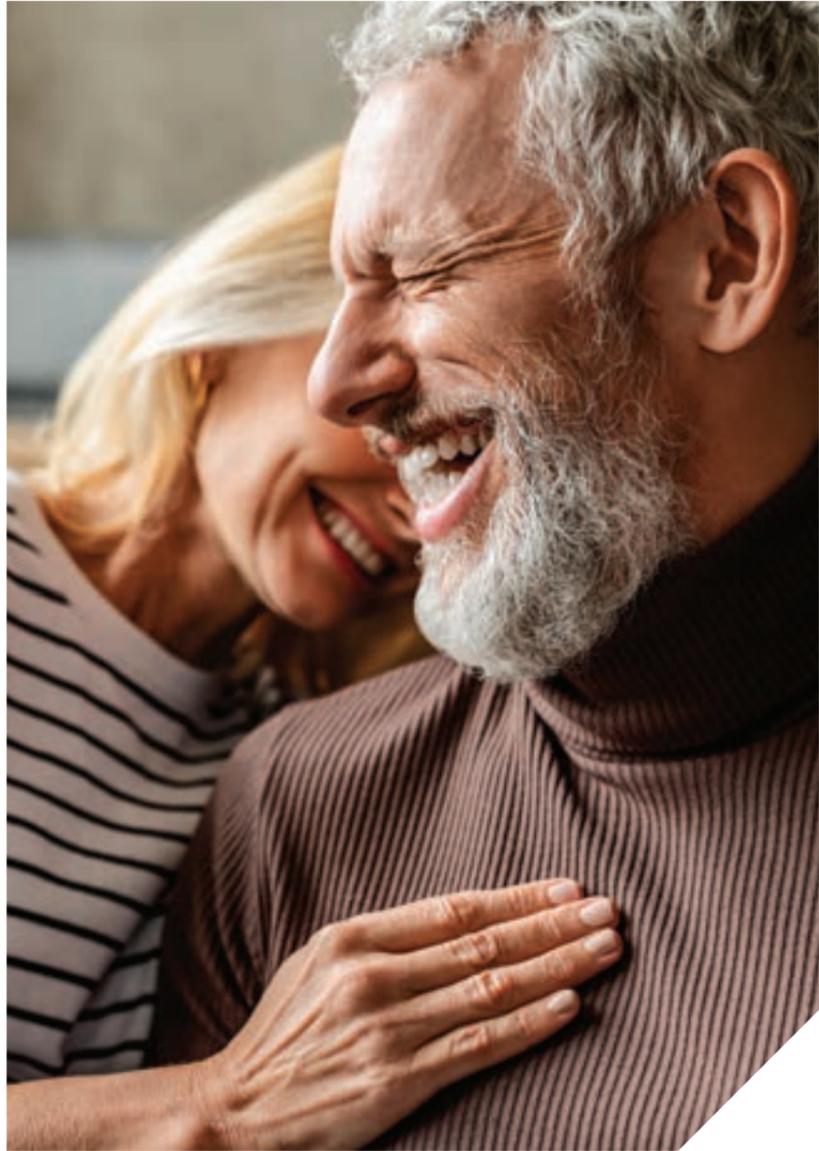
Homes designed by life.



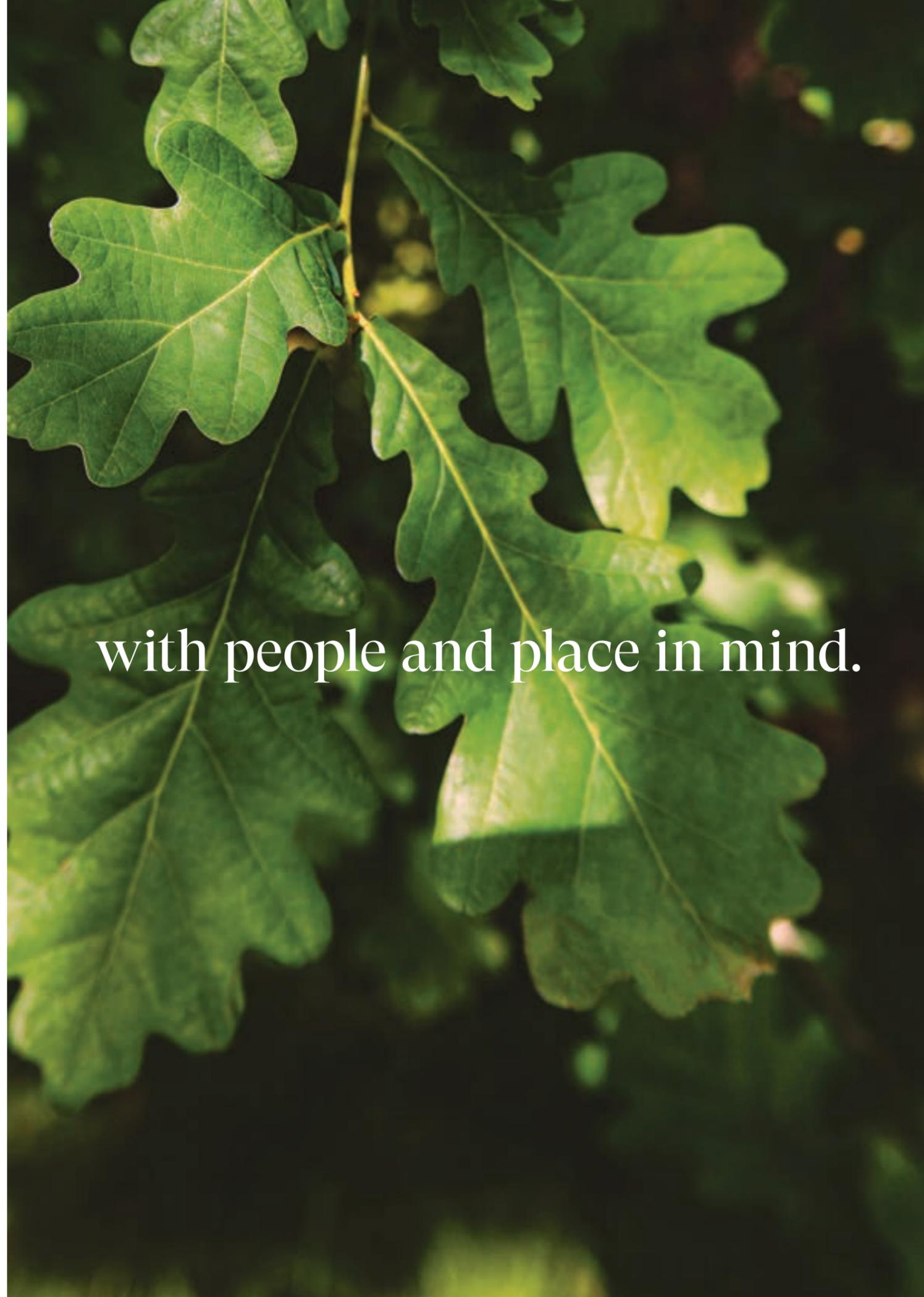
In the perfect place for you



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

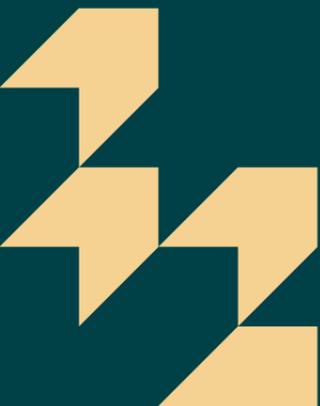
We're proud to bring you Cathedral Meadows, a Banks Homes development located in the stunning surroundings of West Rainton.

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

- |   |   |   |                                      |   |                                   |   |                                   |
|---|---|---|--------------------------------------|---|-----------------------------------|---|-----------------------------------|
|  | <b>Kirkham</b><br>5 Bed Detached            |  | <b>Farnham</b><br>4 Bed Detached     |  | <b>Hatfield</b><br>4 Bed Detached |  | <b>Westcott</b><br>3 Bed Detached |
|  | <b>Beaumont (Type A*)</b><br>5 Bed Detached |  | <b>Van Mildert</b><br>4 Bed Detached |  | <b>Hutton</b><br>4 Bed Detached   |   |                                   |

Rent to Buy & Affordable Rent

Potential future development by others

A690

# 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.



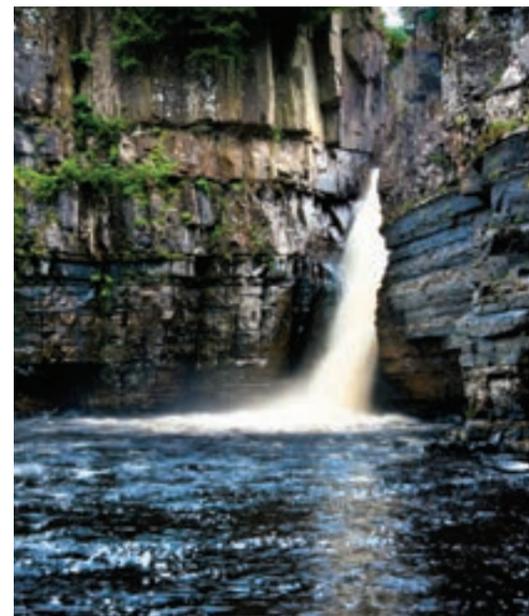
Crown of Light by Ross Ashton, Robert Ziegler and John Del' Nero, Lumiere Durham 2013.  
Produced by Artichoke. Photo by Matthew Andrews

**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.

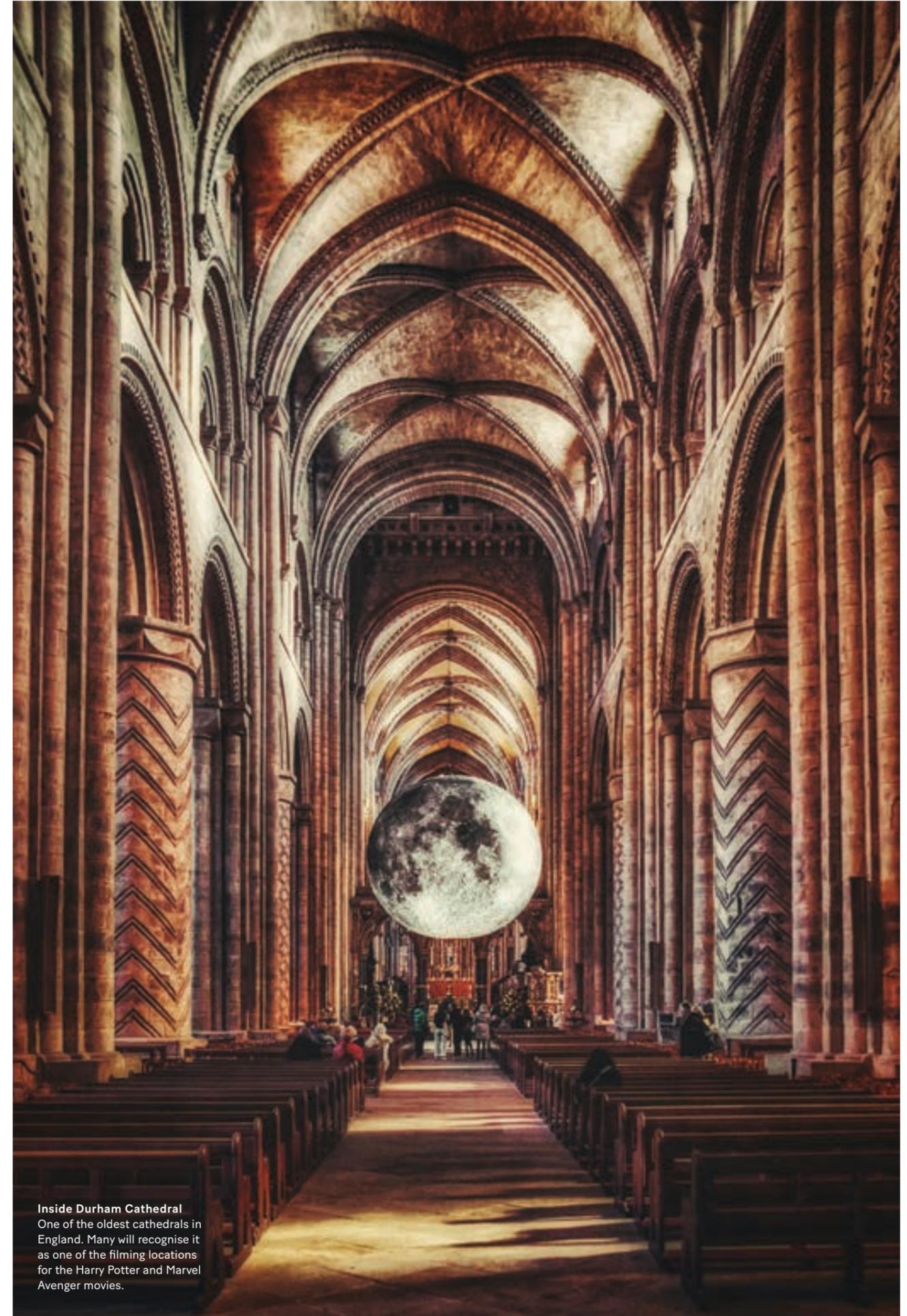


**Blast Beach, Seaham**  
Famed for its sea glass,  
forms part of the picturesque  
Durham Heritage Coast.

**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.

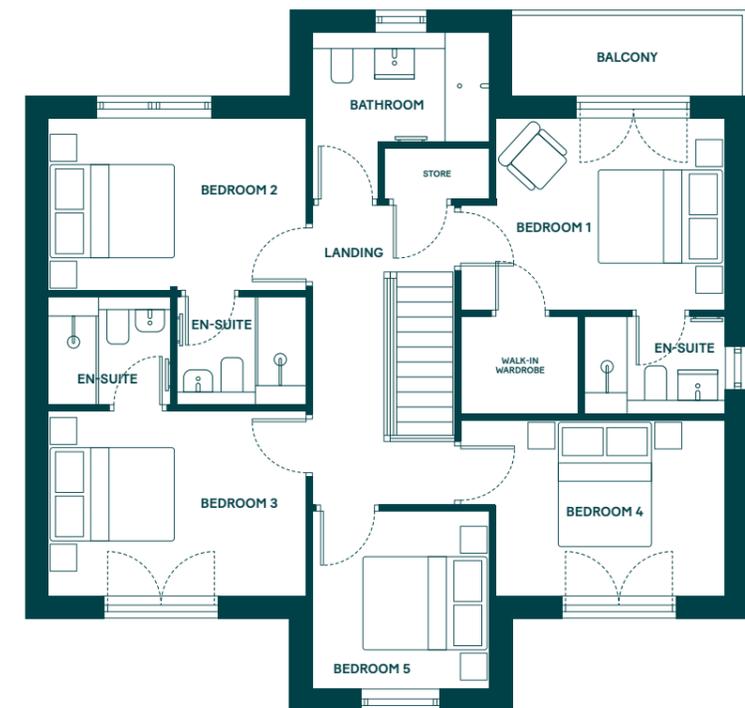
However, rest assured – whichever style you choose, you'll find the same perfect location, discerning style, and a home truly evolved for tomorrow. Anything less just wouldn't be us.



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'              |

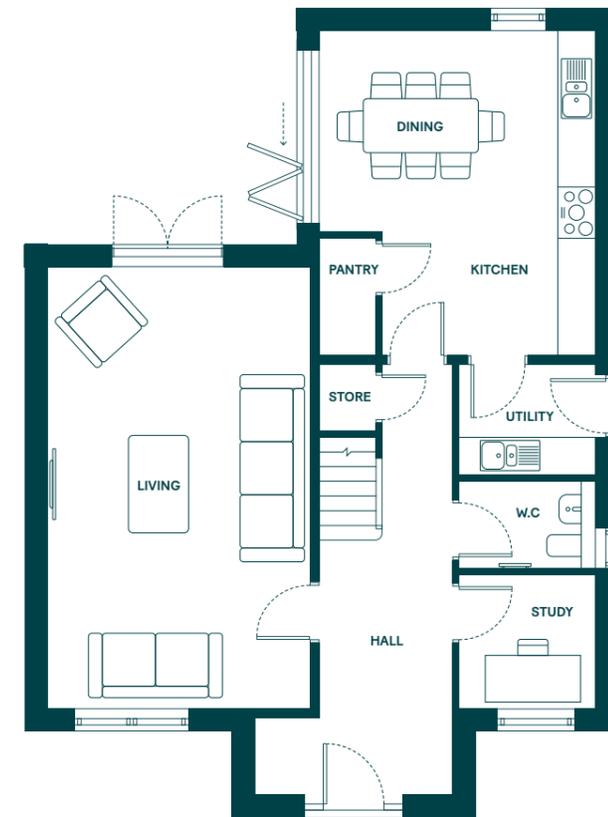
## First Floor

| 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"    |

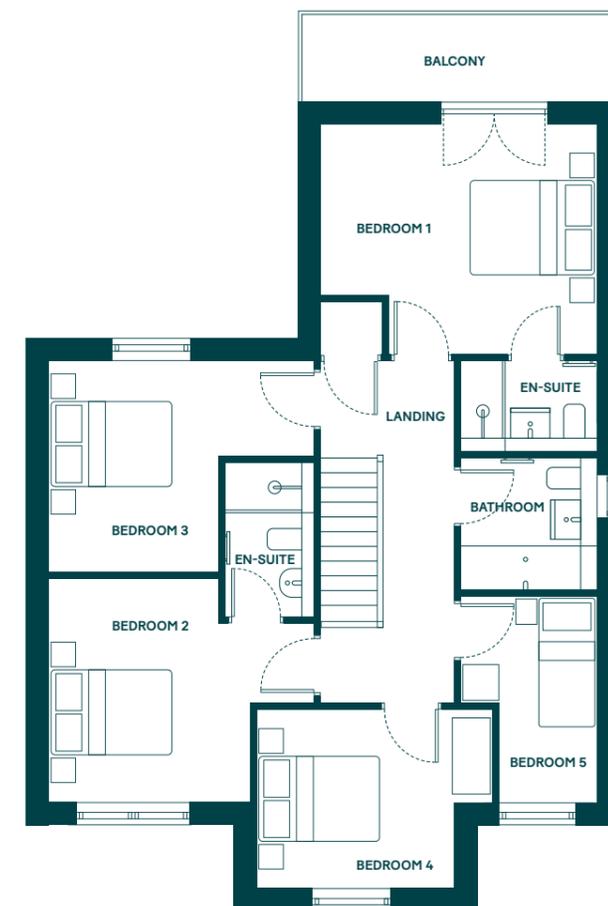
Disclaimer: Images are indicative and for illustrative purposes only. PV arrays may differ depending on plot orientation. Floor plan demonstrate the general layout of the property and room dimensions are taken from working drawings, but these are not precise measurements to be relied upon as slight variations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

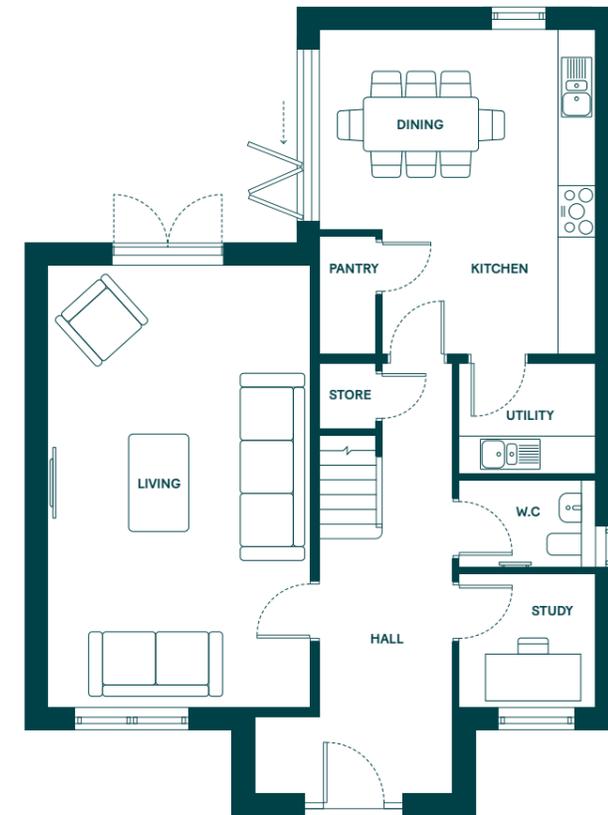
## First Floor

| 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"   |

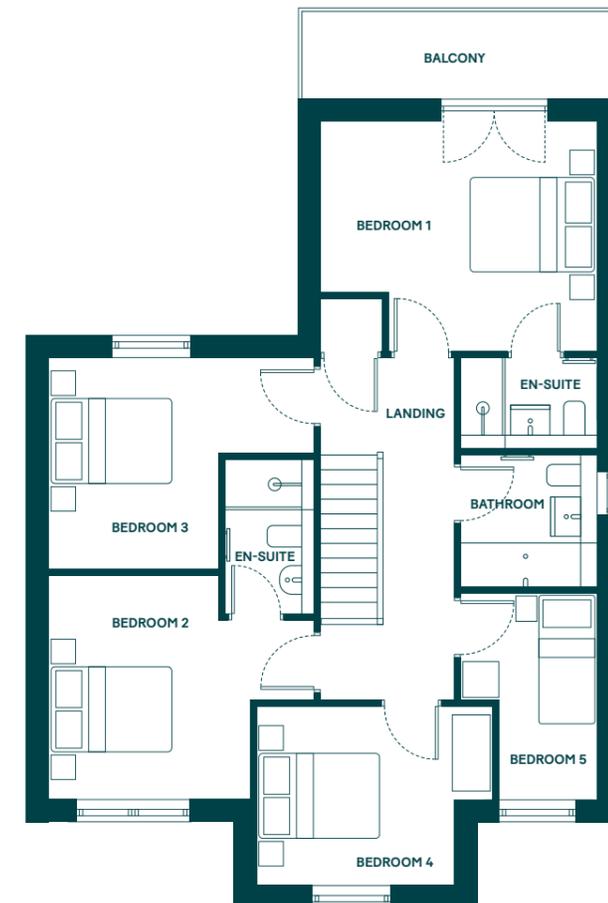
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Ground Floor



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"   |

\*Beaumont Type A: Beaumont plots 55, 81, 108, 118, 119, 120, 123, 133, 135, 142 and 150 will not have an external door from the utility room. Please speak with your sales advisor for more details. 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.



# Farnham

4 bed detached home with detached double garage.

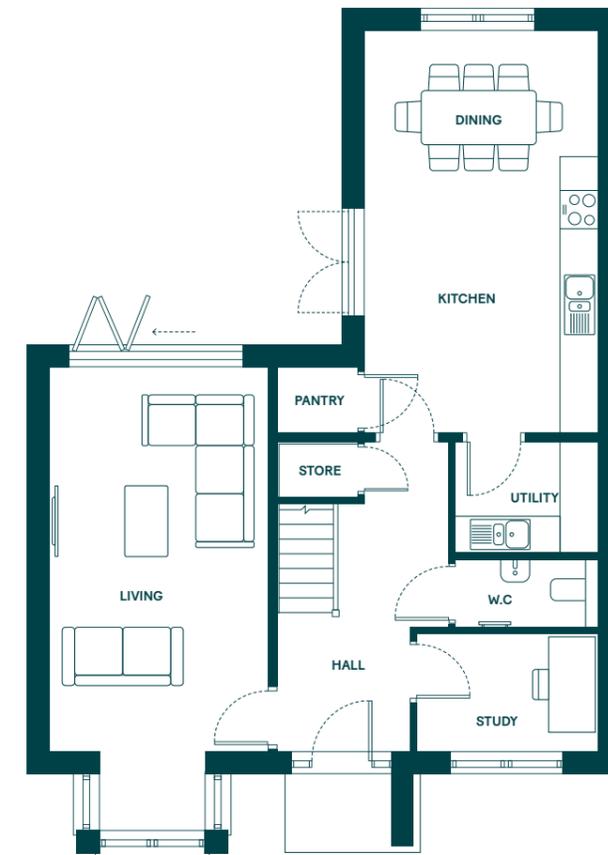
## Ground Floor

| 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"    |

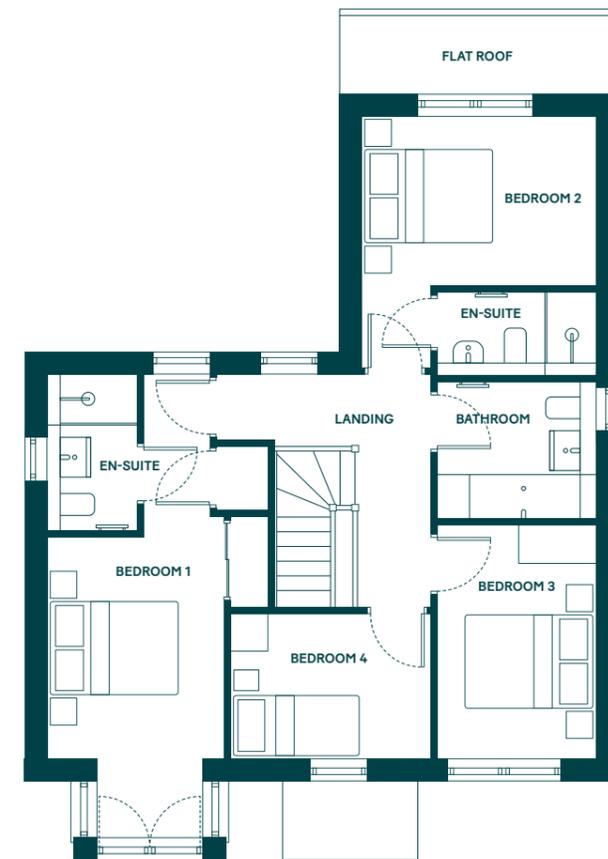
## First Floor

| 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"    |

## Ground Floor



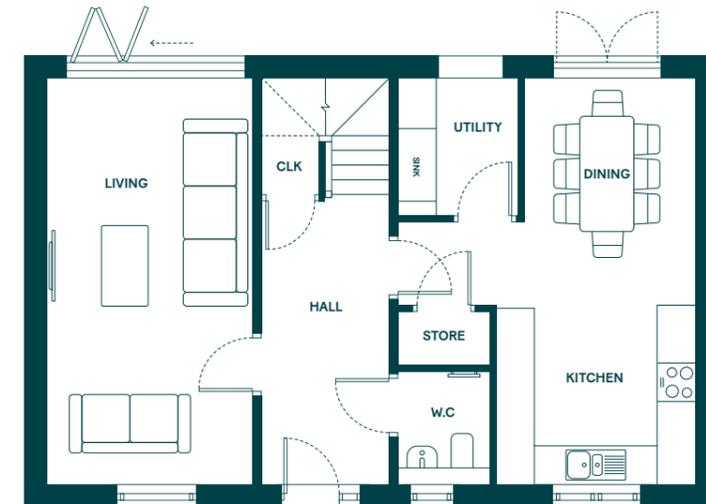
## First Floor



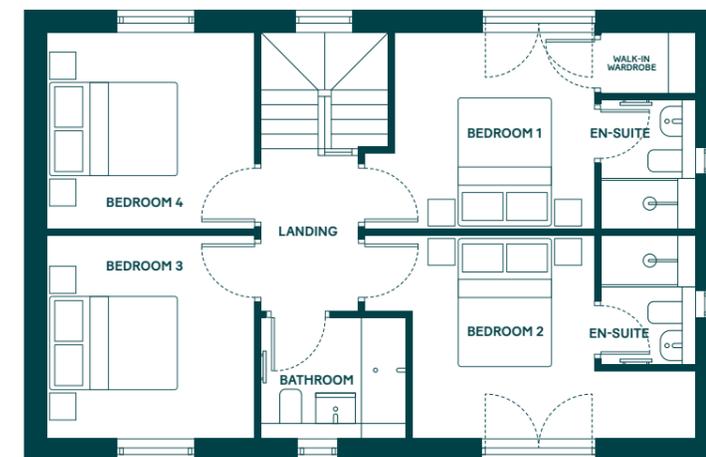
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Ground Floor



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" |

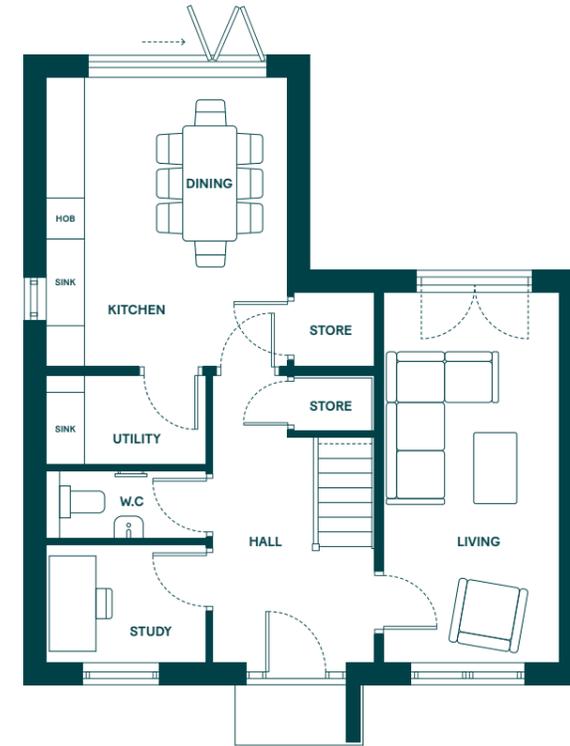
## First Floor

| 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"    |

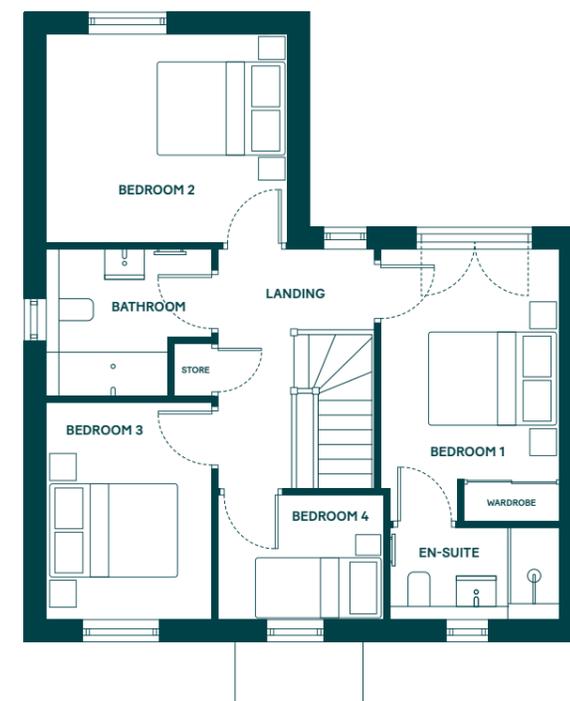
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Ground Floor



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"    |

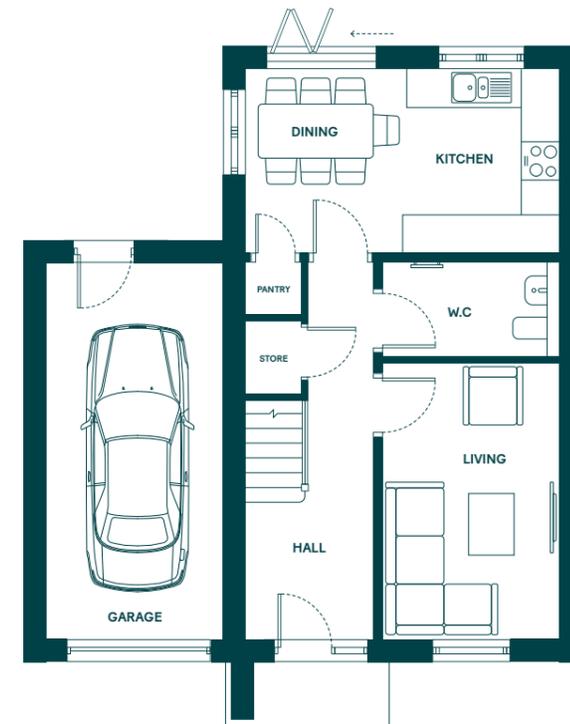
## First Floor

| 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"    |

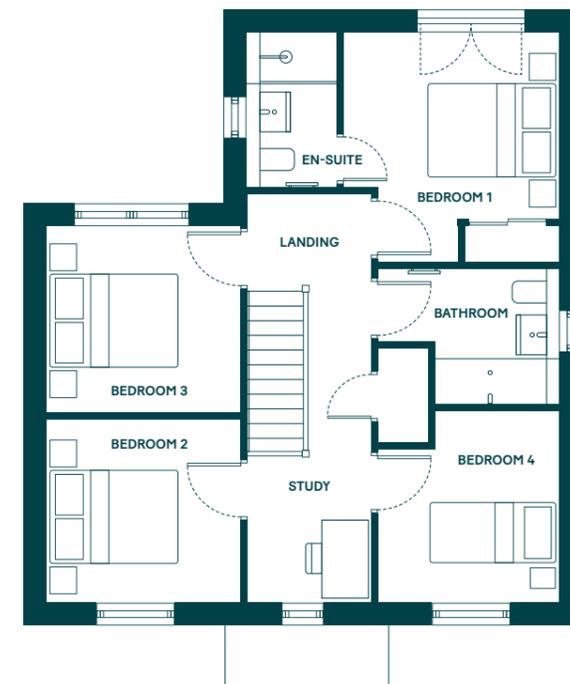
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Ground Floor



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"   |

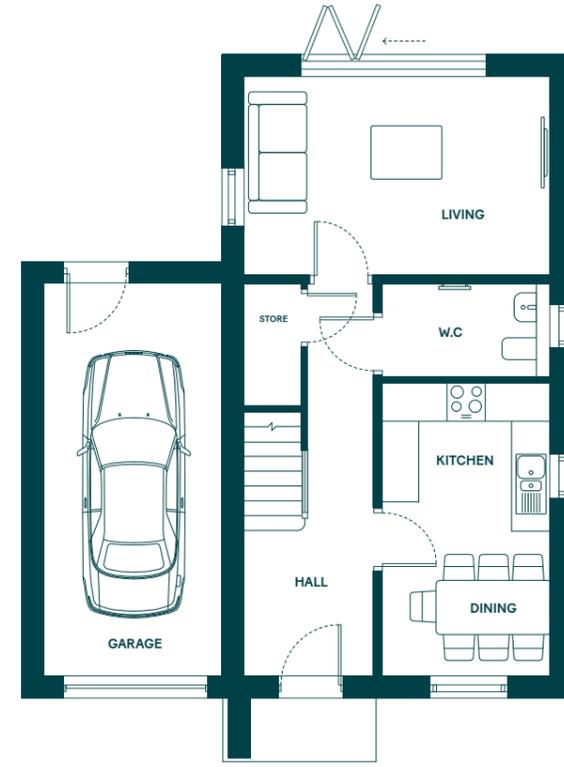
## First Floor

| 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"    |

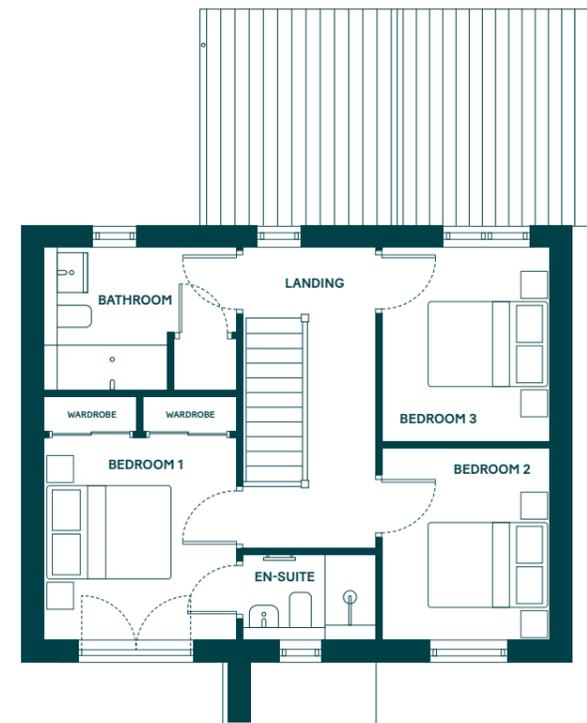
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Ground Floor



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.

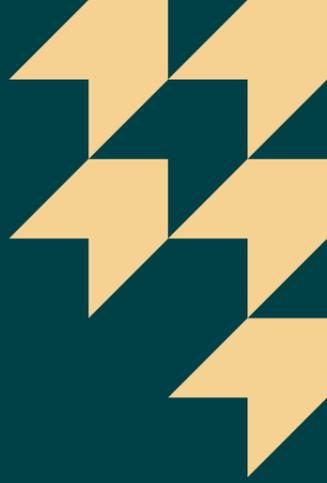


PV renewable energy is a feature of our properties.

Disclaimer: Images are indicative and for illustrative purposes only. PV arrays may differ depending on plot orientation.

## 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.



Disclaimer: Images are indicative and for illustrative purposes only.

## 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.

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 to Ensuite 1

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

Tiled niches to bathroom and en-suites.

Full height tiling to shower enclosure, 600mm behind bath and half height to sanitary ware walls.

Half height tiling to sanitary ware wall in the WC.

Extractor fan.

Shaver socket in white.

## 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.

Pattressing 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.

Internal white ladder moulded doors with chrome/satin chrome finish ironmongery.

Skirtings, architraves and windowsills white gloss.

White 94mm skirting.

Oak veneer finish to handrail on staircase.

## External Finishes

Aluminium bi-fold doors.

Glazed Juliet balcony on some plots.

Cladding to some elevations.

GRP front door.

GRP rear/side door.

Tiled roof.

Number on house.

External canopy at porch on some plots.

Turf to front garden with landscaping.

Turf to rear garden.

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

External socket to rear.

Patio.

1.8 m 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.

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

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