

# Wynyard Pines

WYNYARD ESTATE

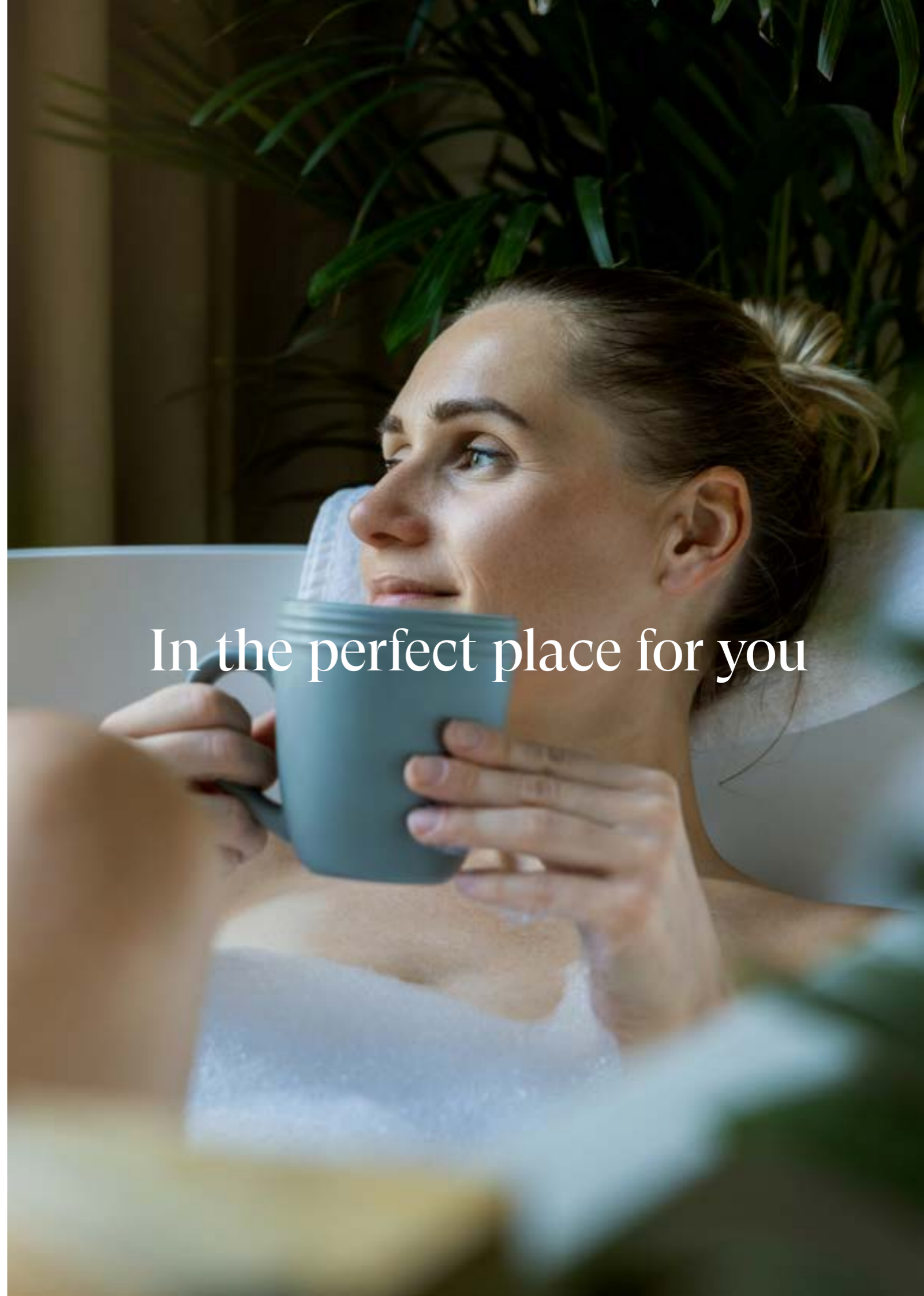
**BANKS**Homes



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.**

# Wynyard Pines

WYNYARD ESTATE

We are proud to present Wynyard Pines, an exquisite new development just a short drive from the vibrant amenities of the Tees Valley. Nestled near the iconic Wynyard Hall, the location is surrounded by scenic beauty, with walking trails and leisure activities for all ages.

This exceptional community will feature up to 54 beautifully designed four and five-bedroom homes, each offering stylish interiors, spacious layouts, and contemporary finishes—perfectly suited for modern family living.

# 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, 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.



# Desirable location.

Wynyard Pines is set within the prestigious Wynyard Estate, surrounded by lush green spaces and elegant homes. Residents enjoy tranquil, leafy surroundings while remaining within easy reach of vibrant nearby cities including Middlesbrough, Durham and Newcastle.

Excellent transport links make commuting simple, with Eaglescliffe railway station offering direct services to London King's Cross. Teesside International Airport is also just a 16-mile drive away.

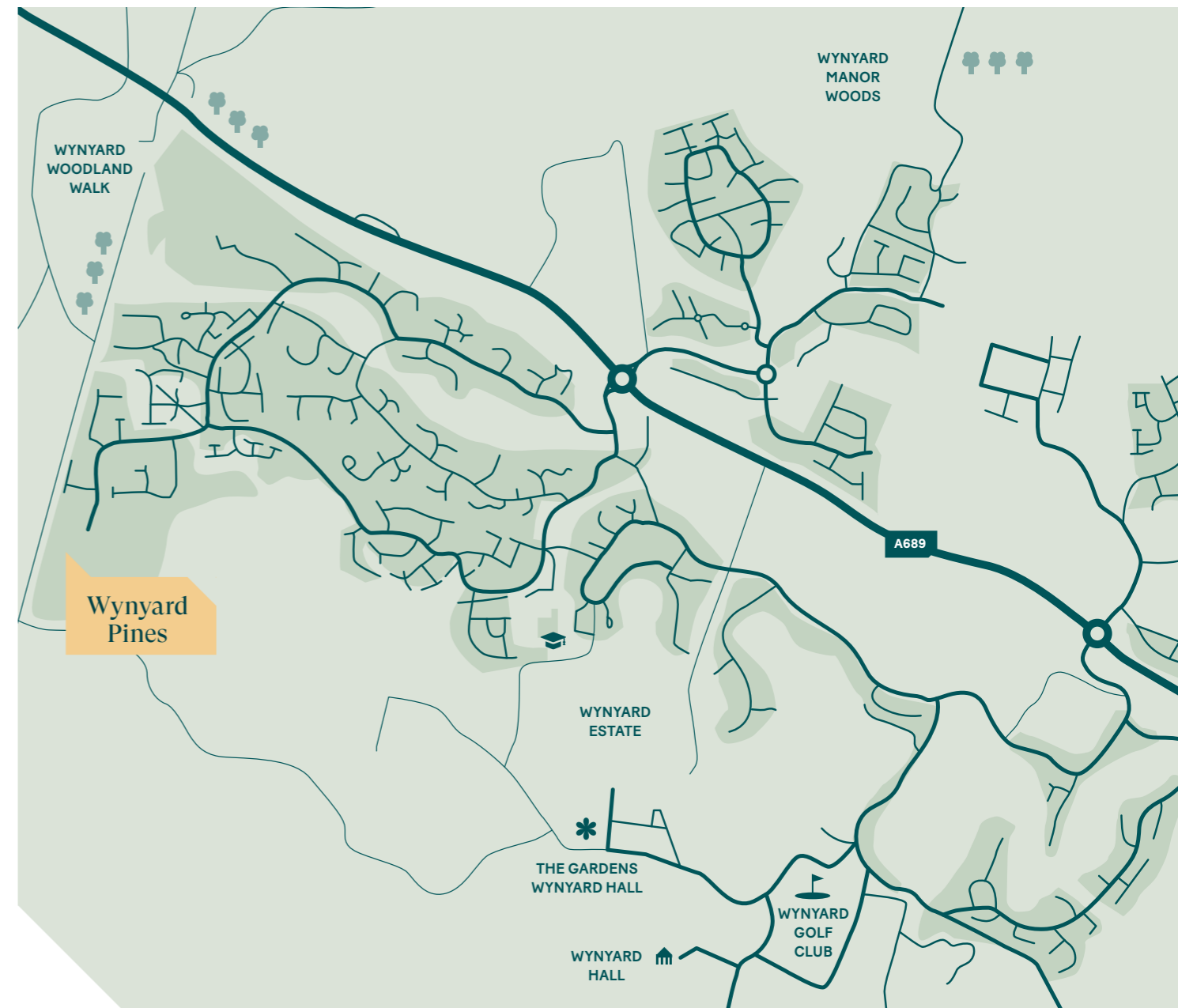
The area is well regarded for education, with Sedgfield Community College and Red House School for older students, while younger children can attend nearby primary schools including Wynyard Church of England, Wolviston and St Paul's RC.



Surrounding Areas	Distance	Time
Stockton-on-Tees	7.6 miles	15 min
Hartlepool	9 miles	20 min
Middlesbrough	10 miles	15 min
Redcar	20 miles	26 min
Seaham	19.6 miles	27 min
Durham	20 miles	27 min
Darlington	18 miles	28 min
Yarm	17 miles	29 min
Sunderland	24 miles	34 min
Newcastle upon Tyne	33 miles	44 min

Transport Links	Distance	Time
A1(M)	1.5 miles	5 min
A19	4.7 miles	8 min
A66	21.9 miles	31 min
Teesside Airport	16 miles	24 min
Eaglescliffe Railway Station	13.1 miles	20 min
Newcastle Airport	39.7 miles	45 Min

Local Leisure	Distance	Time
Wynyard Hall	1.8 miles	5 min
Wynyard Woodland Country Park	8.8 miles	10 min
Tees Barrage	9.3 miles	16 min
Teesside Park	9.3 miles	17 min
Transporter Bridge	9.5 miles	18 min
Preston Park Museum & Grounds	12 miles	20 min
Hartlepool Marina	9.9 miles	25 min
Roseberry Topping	19 miles	33 min



**Wynyard Hall**

Set within 400 acres of beautifully landscaped parkland, this magnificent 18th-century Grade II listed country estate offers refined luxury on your doorstep. Home to an award-winning spa and the elegant Victorian Glass House restaurant, it is a destination for indulgence, fine dining and unforgettable experiences.



Image used with permission, courtesy of our partners at Cameron Hall Homes.



**Roseberry Topping**

Situated near Great Ayton, Roseberry Topping offers views of Captain Cook's Monument on Easby Moor.

**Riverside Stadium**

Within easy reach, the renowned Riverside Stadium is a hub for both sport and live entertainment. Home to Middlesbrough F.C. and host to major music concerts and events that bring thousands together throughout the year.

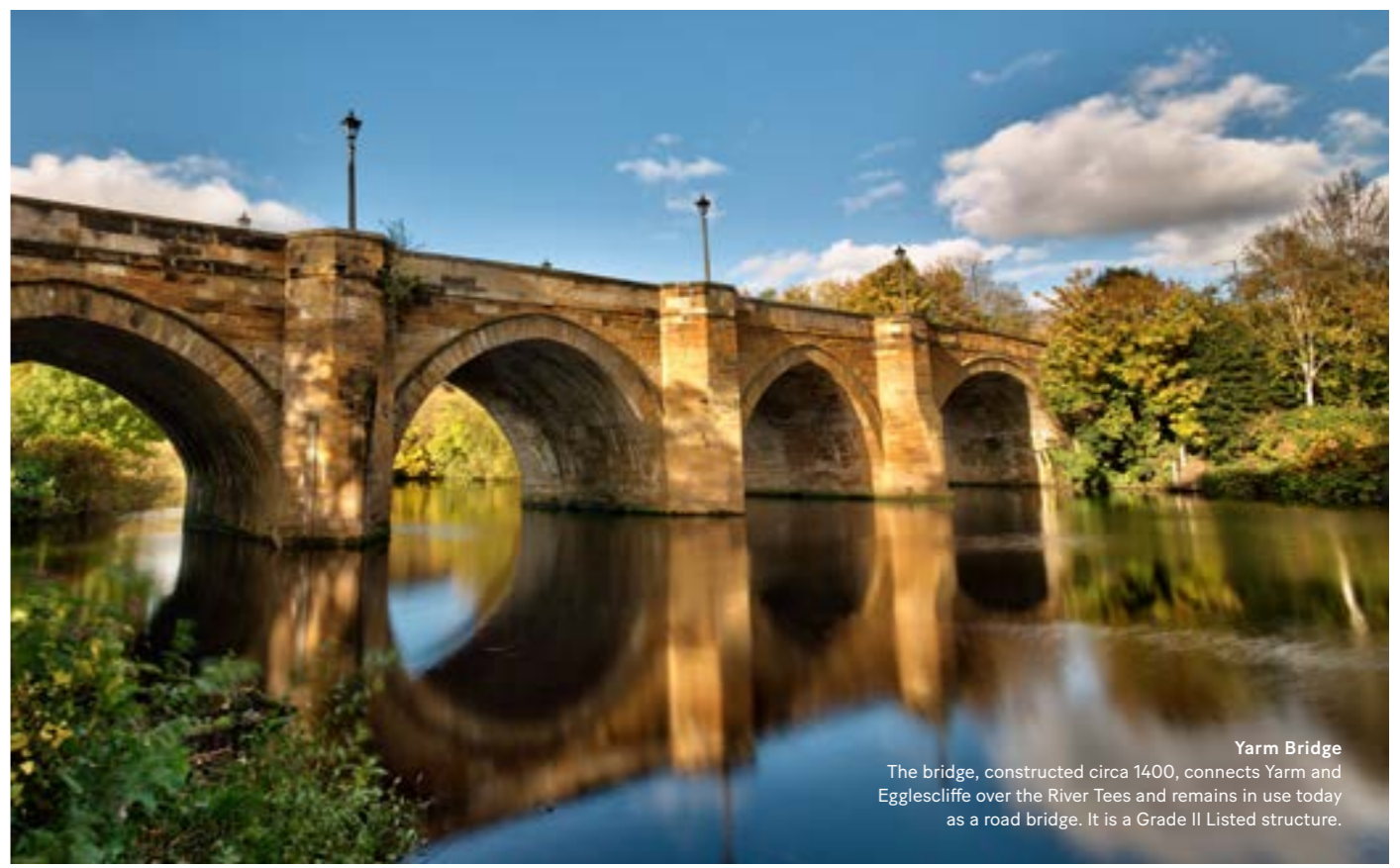


**Tees Barrage International White Water Centre**

Discover one of the UK's premier water sports destinations, where world-class facilities and a thrilling real-life rapid river create an unforgettable experience. Renowned for its dramatic setting, the course has also featured in numerous television and film productions.



Wynyard is an idyllic place to live. Surrounded by the stunning Wynyard Hall an 18th century, Grade II listed country house, nestled within a private 400 acre estate.



**Yarm Bridge**

The bridge, constructed circa 1400, connects Yarm and Egglecliffe over the River Tees and remains in use today as a road bridge. It is a Grade II Listed structure.



**Saltburn-by-the-Sea**  
Famed for its pier and cliff lift which is the oldest operating water-balance cliff funicular in the UK.

**Stockton Riverside Festival**  
One of the UK's largest free outdoor arts festivals and just moments from Wynyard, the vibrant Stockton Riverside Festival transforms the banks of the River Tees into a spectacular celebration of street theatre, music and outdoor performance bringing world-class entertainment to the community every summer.



**Victorian Glasshouse Restaurant, Wynyard Hall**  
Enjoy luxury dining surrounded by botany. Home grown produce has been cultivated here since the 1800's, enjoy the freshest seasonal food, straight from the kitchen garden.  
*Image used with permission, courtesy of our partners at Cameron Hall Homes.*



**Wynyard Woodland Park**  
Provides miles of flat footpaths, numerous circular walks, play areas, fantastic flora and fauna and an abundance of wildlife.



**Seaham**  
The beautifully rejuvenated Blast Beach — a shoreline made famous by major film productions is a short drive away.



**Teesside Park**  
Discover everything you need in one place — from high-street favourites and top fashion brands to a cinema, restaurants, and cafés.

# Homes designed with you in mind.

Whether you're 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 Ashbourne, Westerton and or the equally spacious Oakenshaw to their shortlist. While the stylish four-bedroomed Bondgate and Broadoak offer a fresh perspective on the traditional detached home.

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.



Castle Eden Walkway

Sustainable Urban Drainage System

Sustainable Urban Drainage System

Development by others

Development by others






Development by others

Pond within Vegetation

Show Homes



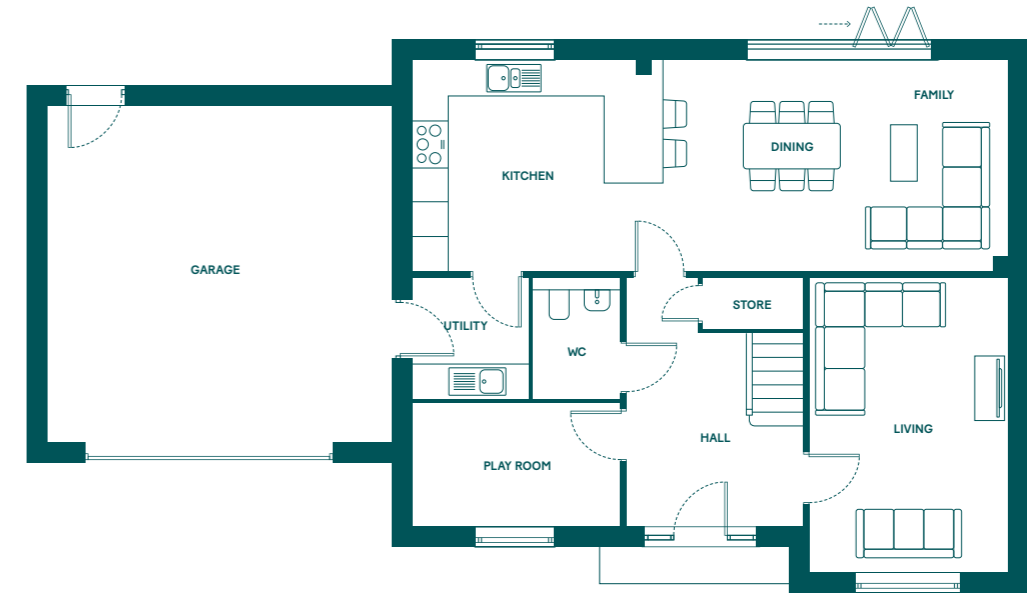
Site Key

	<b>Oakenshaw</b> 5 Bed Detached		<b>Westerton</b> 5 Bed Detached		<b>Ashbourne</b> 5 Bed Detached
	<b>Bondgate</b> 4 Bed Detached		<b>Broadoak</b> 4 Bed Detached		

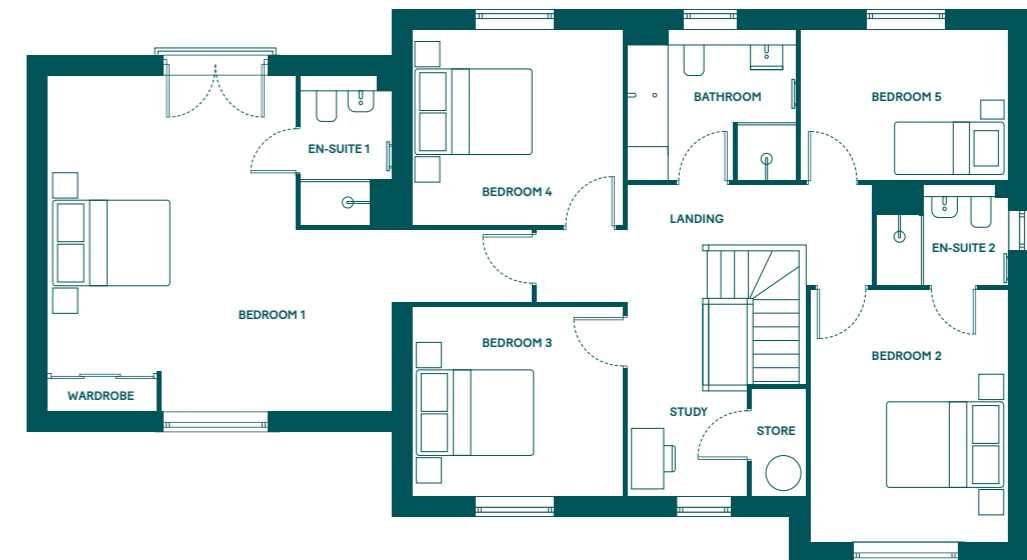
This site plan is for illustrative purposes only and cannot be relied upon as part of a contract. Please see sales advisor for further details.



Ground Floor



First Floor



# Oakenshaw

5 bed detached home with integrated double garage

## Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Living	3,398 x 5,050	11'2" x 16'7"
Kitchen/Dining/Family	10,260 x 3,598	33'8" x 11'10"
Play Room	3,558 x 2,096	11'8" x 6'11"

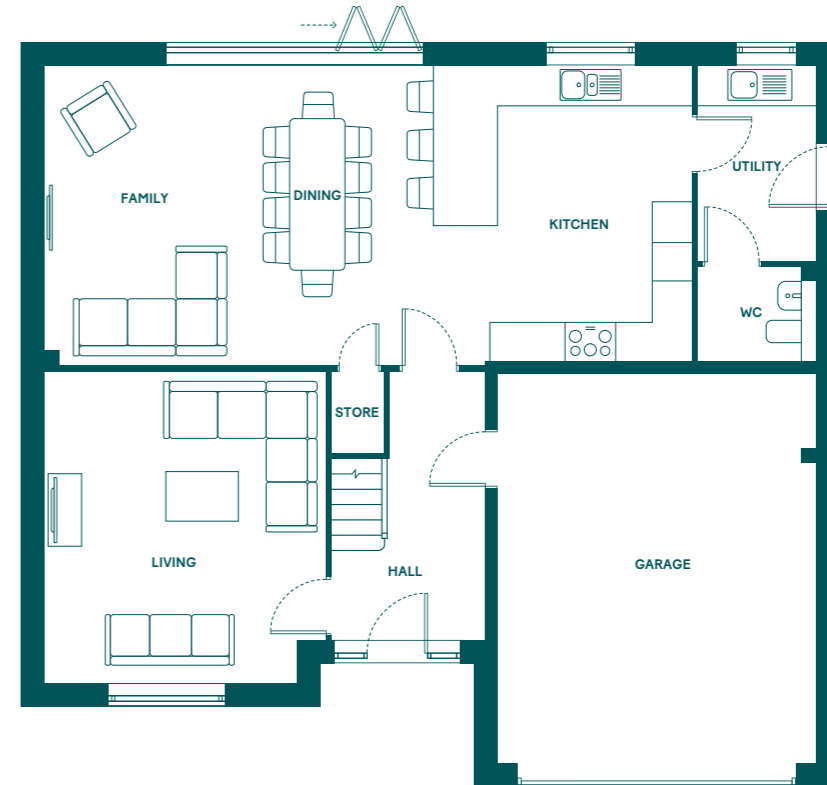
## First Floor

ROOM	Metric (mm)	Imperial (sq ft)
Bedroom 1	5,898 x 5,760	19'4" x 18'11"
En suite 1	1,541 x 2,301	5'1" x 7'7"
Bedroom 2	3,460 x 4,323	11'4" x 14'2"
En suite 2	2,249 x 1,503	7'5" x 4'11"
Bedroom 3	3,612 x 3,232	11'10" x 10'7"
Bedroom 4	3,599 x 3,357	11'10" x 11'0"
Bedroom 5	3,562 x 2,578	11'8" x 8'5"
Bathroom	2,904 x 2,309	9'6" x 7'7"

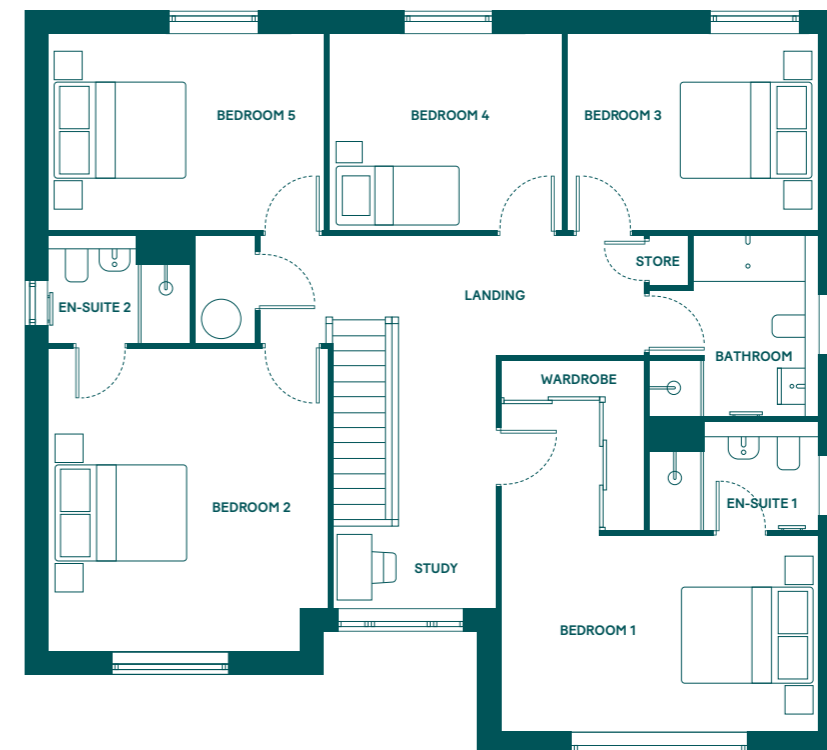
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Ground Floor



First Floor



# Westerton

5 bed detached home with integrated double garage

## Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Living	4304mm x 4752mm	14'1" x 15'7"
Kitchen/Dining/Family	9947mm x 4570mm	32'8" x 15'0"

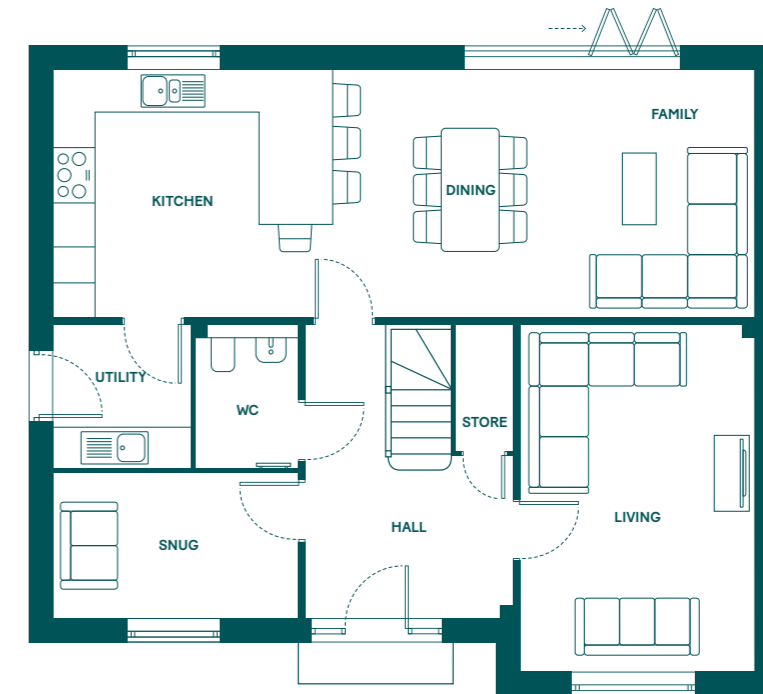
## First Floor

ROOM	Metric (mm)	Imperial (sq ft)
Bedroom 1	4,860 x 3,000	15'11" x 9'10"
En suite 1	2,578 x 1,448	8'5" x 4'9"
Bedroom 2	4304 x 4658	14'1" x 15'3"
En suite 2	2174 x 1439	7'2" x 4'9"
Bedroom 3	3,823 x 3,000	12'7" x 9'10"
Bedroom 4	3,553 x 2,987	11'8" x 9'10"
Bedroom 5	4,239 x 3,000	13'11" x 9'10"
Bathroom	1,701 x 2,770	5'7" x 9'1"

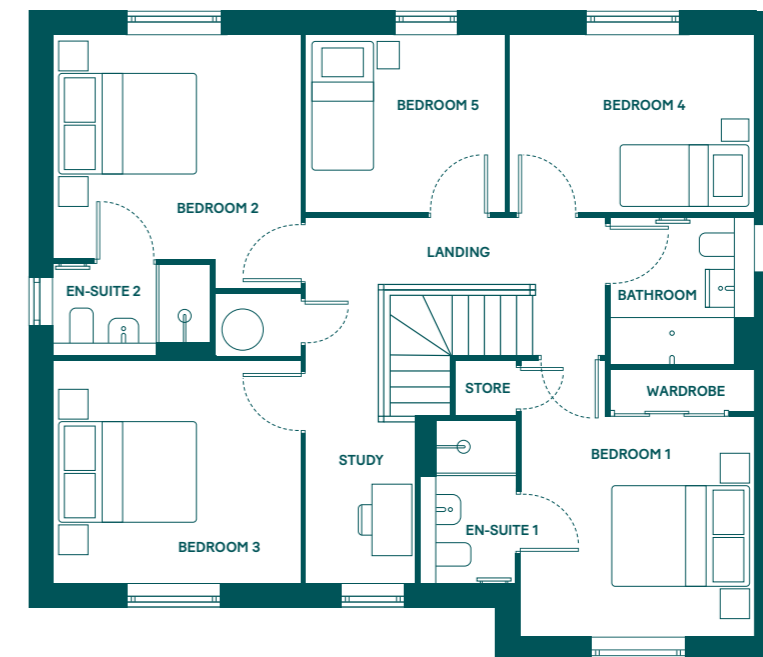
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Ground Floor



First Floor



# Ashbourne

5 bed detached home with detached garage

## Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Living	3,398 x 5,050	11'2" x 16'7"
Kitchen/Dining/Family	10,260 x 3,598	33'8" x 11'10"
Snug	3,558 x 2,096	11'8" x 6'11"

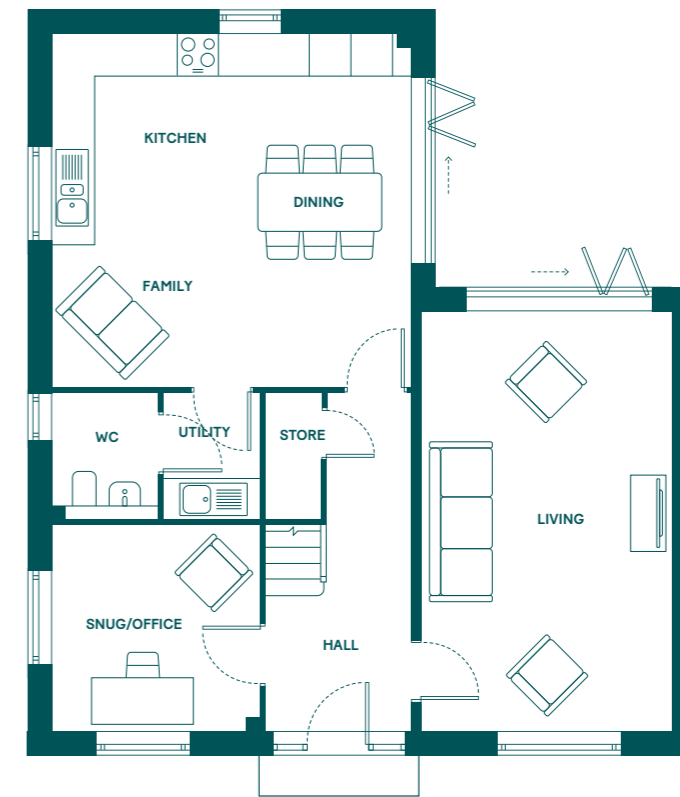
## First Floor

ROOM	Metric (mm)	Imperial (sq ft)
Bedroom 1	3,398 x 3,205	11'2" x 10'6"
En suite 1	1,160 x 2,351	3'10" x 7'9"
Bedroom 2	3,612 x 3,265	11'10" x 10'9"
En suite 2	2,294 x 1,337	7'6" x 4'5"
Bedroom 3	3,612 x 3,232	11'10" x 10'7"
Bedroom 4	3,562 x 2,578	11'8" x 8'5"
Bedroom 5	2,910 x 2,578	9'7" x 8'5"
Bathroom	1,857 x 2,150	6'1" x 7'1"

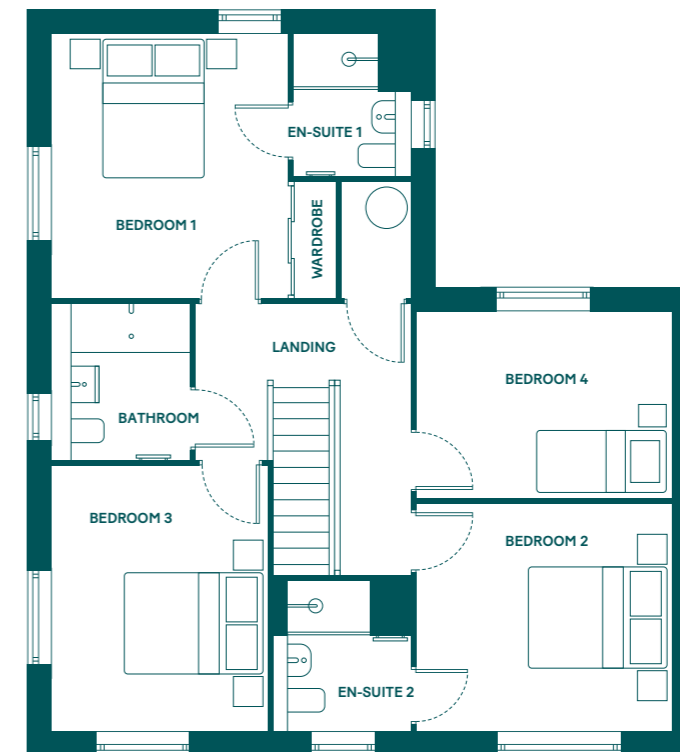
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Ground Floor



First Floor



# Bondgate

4 bed detached home with detached garage

## Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Living	3,675 x 6,098	12'1" x 20'0"
Kitchen	5,197 x 5,136	17'1" x 16'10"
Snug/Office	3,009 x 2,986	9'10" x 9'10"

## First Floor

ROOM	Metric (mm)	Imperial (sq ft)
Bedroom 1	3,428 x 3,844	11'3" x 12'7"
En suite 1	1,494 x 2,060	4'11" x 6'9"
Bedroom 2	3,737 x 3,300	12'3" x 10'10"
En suite 2	1,777 x 2,176	5'10" x 7'2"
Bedroom 3	3,132 x 3,863	10'3" x 12'8"
Bedroom 4	3,737 x 2,693	12'3" x 8'10"
Bathroom	1,742 x 2,265	5'9" x 7'5"

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# Broadoak

4 bed detached home with integral garage

## Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Living	3,537 x 4,162	11'7" x 18'8"
Kitchen/Family/Dining	8,910 x 3,385	29'3" x 11'1"

## First Floor

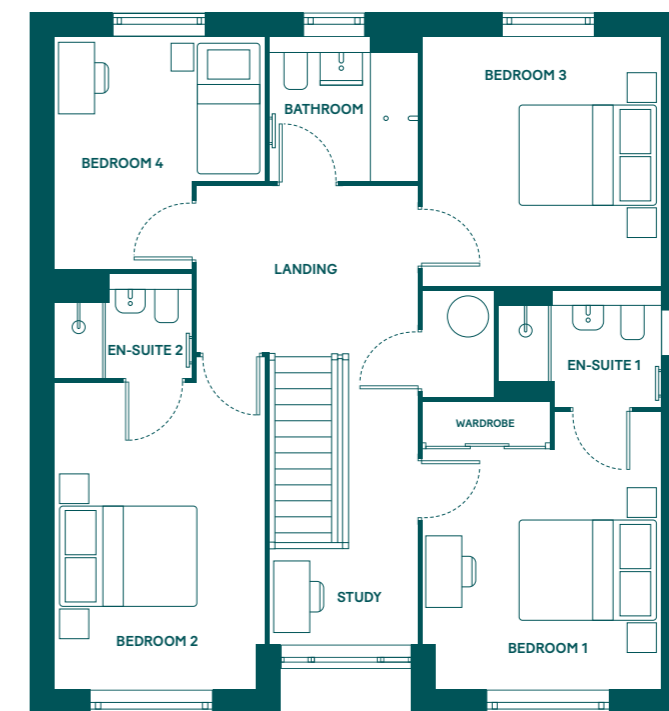
ROOM	Metric (mm)	Imperial (sq ft)
Bedroom 1	3,492 x 4,071	11'5" x 13'4"
En suite 1	2,367 x 1,475	7'9" x 4'10"
Bedroom 2	2,947 x 4,501	9'8" x 14'9"
En suite 2	2,000 x 1,298	6'7" x 4'3"
Bedroom 3	3,492 x 2,999	11'5" x 9'10"
Bedroom 4	3,087 x 3,385	10'2" x 11'1"
Bathroom	2,155 x 1,875	7'1" x 6'2"

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## Ground Floor



## First Floor



# Evolved for tomorrow.

It's reassuring to know that our homes are some of the most sustainable and energy-efficient you can buy. The Banks Group, of which Banks Homes is a part, is a leader in sustainable and energy-efficient technology, with a long history in the renewables sector. 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 smart heating systems, air source heat pumps and EV car charging points, you can be assured of an energy-efficient future in your new abode.



Smart energy systems  
- as standard.



Air source heat pump  
in every home.



EV charging points  
in every home.

# 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 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.

# More built in.

So much more comes as standard with a Banks Home. Every detail is carefully considered to enhance the way you live, from beautifully bespoke kitchens with integrated appliances and intuitive smart home technology, to underfloor heating and impressive ground-floor ceiling heights. Discover the full standard specification for Wynyard Pines.



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 up-stand from Omega's Mackintosh range.

Glass splash back behind hob in a choice of colours.

Electrolux oven.

Electrolux hob.

Electrolux hood.

Integrated Electrolux fridge freezer.

Integrated Electrolux dishwasher.

Integrated Electrolux microwave combination oven.

Hydra 1.5 sink in grey.

Kitchen monoblock mixer tap.

Down lighters in white.

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

York shelving unit above worktops.

Pan drawer with smoked glass sides.

Wooden cutlery drawer.

## Bathroom & En-suites

Wall hung WC with soft-close.

Double ended bath with mixer tap.

Level access acrylic resin shower tray.

Vanity units in main bathroom.

Rainfall shower head with separate hand-held handset.

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

Niche to en suite showers.

Shaver socket in white.

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.

## Electrics & Heating

EV charging point for electric car.

Air source heat pump.

Heating system to be controlled via smart thermostat.

Underfloor heating to the ground floor of all housetypes.

Anthracite or white towel rail to bathrooms and en-suites.

White LED down lighters to kitchen, bathrooms and en-suites.

TV points to living room and Bedroom 1.

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

White sockets and light switches.

USB double socket in kitchen, living room and Bedroom 1.

Honeywell carbon dioxide detector.

Smoke detector downstairs and upstairs.

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

Ring doorbell hard-wired.

## Internal Finishes

2.6m high ground floor ceiling heights to all house types.

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.

Built-in wardrobes to Bedroom 1.

## External Finishes

Aluminium bi-fold doors.

GRP front door.

GRP 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.

1.8m 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.

Buff coloured paths 450mm x 450mm.

Insulated electric garage doors to all integral garages.

For more information please speak to the sales executive.



**Underfloor heating** - as standard.



**Niches** - to en suite showers.

Disclaimer: Images are indicative and for illustrative purposes only.



**Bi fold doors** - as standard.



**Garden** - turf, outside tap and fence all included.





# 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 Wynyard Pines 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 a 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:

[bankshomes.co.uk/wynyard-pines](https://bankshomes.co.uk/wynyard-pines)



Homes designed by life.



**Care for land**

From award-winning wildlife reserves to internationally recognised public arts projects like our very own Lady of the North, Northumberlandia - Banks have always strived to create something lasting, meaningful, and shared.

**Green energy**

At the turn of the century, Banks Group diversified into renewables. Land was developed to create wind farms capable of generating clean, sustainable energy. Banks Renewables was sold to Brookfield Asset Management in 2023.



**Bedrock of our business**

Today, our mining operations have transitioned to mineral extraction, to meet the increasing demand for materials like gypsum in UK manufacturing.

**Unlocking the potential of land**

Creating the foundations for thriving communities and new homes across the North of England and Scotland through our planning expertise.



**Bowled over**

Our relationship with Durham Cricket began in 1992, when we became the club's first corporate sponsor. For over 30 years, our support has helped develop youth squads and grassroots cricket across the North East. In 2025, we signed a major multi-year sponsorship agreement, with Banks branding featured on the men's, women's and junior pathway team kits, alongside securing the naming rights to the Riverside Ground in Chester-le-Street.

# Built on legacy. Banks Group - celebrating 50 years of development with care.

**Banks Homes is proud to be part of the Banks Group, a family-owned North East business with 50 years of experience and a reputation built on doing things properly. Founded in County Durham by Harry Banks and his family, the business began in surface mining, where a deep respect for people, communities and the land shaped a guiding principle that still defines everything we do today: development with care.**

Over five decades, Banks Group has grown thoughtfully across mining, property and renewable energy, always balancing progress with responsibility. From operating more than 115 surface mines and restoring every site it has worked, the business has set high standards for environmental care, land restoration and long-term stewardship – transforming former industrial land into award-winning landscapes and places of lasting value.

That same care extends beyond the workplace and into the communities close to our projects. Over the years, we've donated more than £7.5 million into over 600 community groups, including grassroots organisations, charities, education, sport and culture.

For more than 35 years, Banks Property has also unlocked the potential of land, laying the foundations for thousands of new homes across the North of England and Scotland.

Today, Banks Homes represents the next chapter in this 50-year story. Combining deep local knowledge with decades of planning and place-making expertise, we create high-quality homes and sustainable communities designed for modern living.

50 years on, still family-owned and values-led, Banks Group continues to be defined by the same beliefs that started it all – that quality counts, and development should always be done with people and place in mind.



## BANKSHomes

**Web:** [bankshomes.co.uk/wynyard-pines](http://bankshomes.co.uk/wynyard-pines)

**Email:** [wynyardpines@bankshomes.co.uk](mailto:wynyardpines@bankshomes.co.uk)

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



Premier Guarantee will be the warranty provider  
and the consumer code will be applicable.

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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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Protection for new-build home buyers

