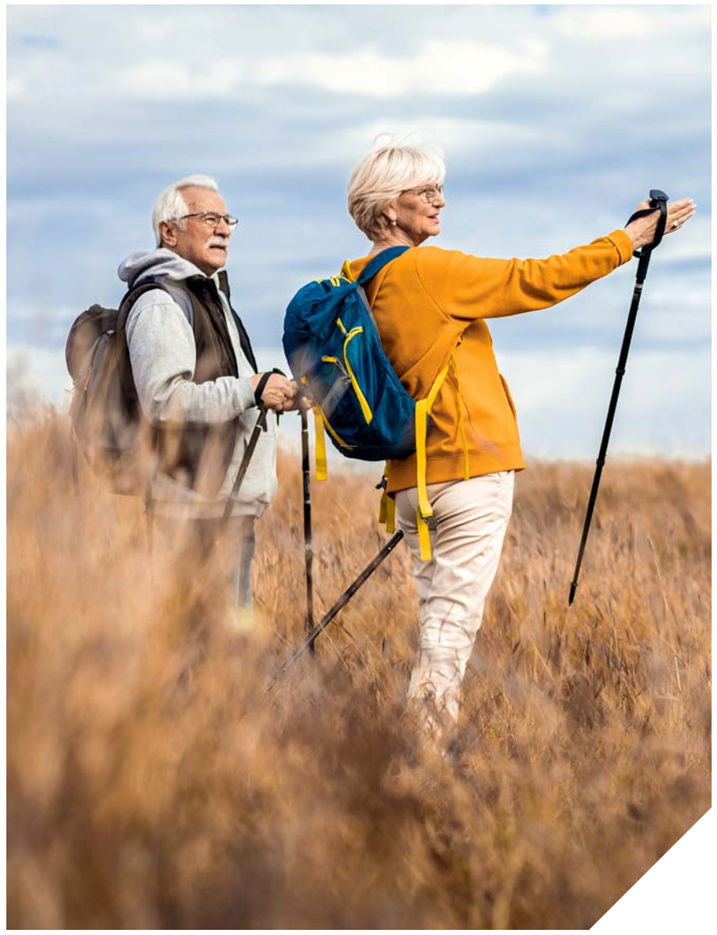
# The Cornfields

GREEN LANE • YARM

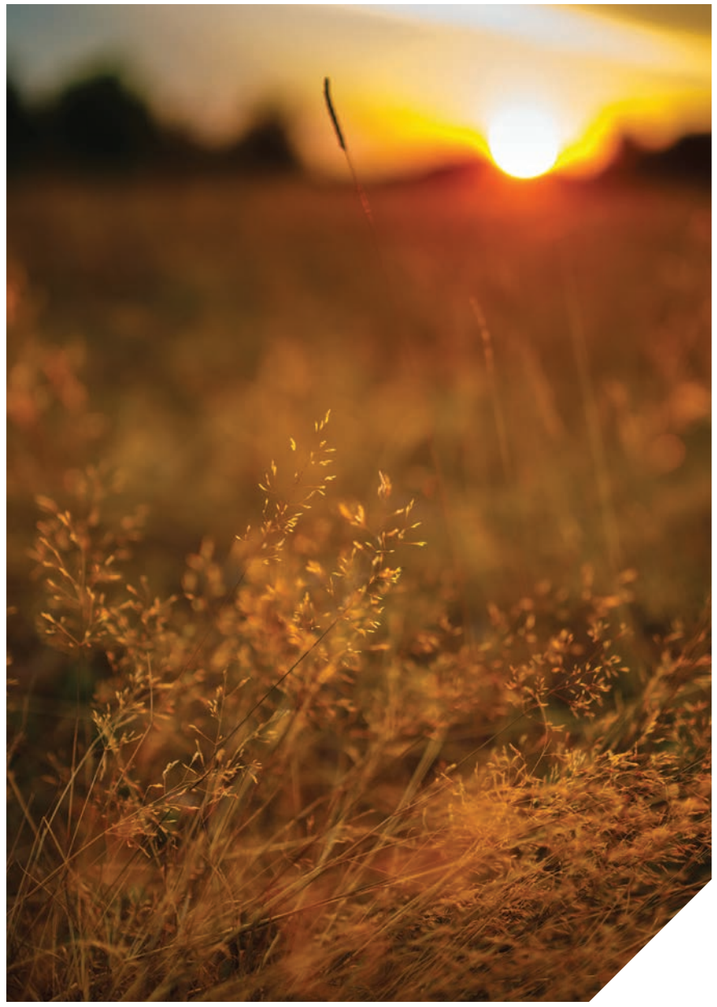
BANKS Homes


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 a healthier, happier life.

From the location and spacious gardens, to the ¾ 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.**

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# The Cornfields

YARM • NORTH YORKSHIRE

We're proud to bring you The Cornfields, a Banks Homes development located in the historic market town of Yarm.

This highly sought after development offers the charm of semi-rural living alongside excellent transport links, providing the perfect setting for families and professionals seeking modern homes in a stunning location.

# 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.



**Disclaimer:** Images are indicative and for illustrative purposes only.

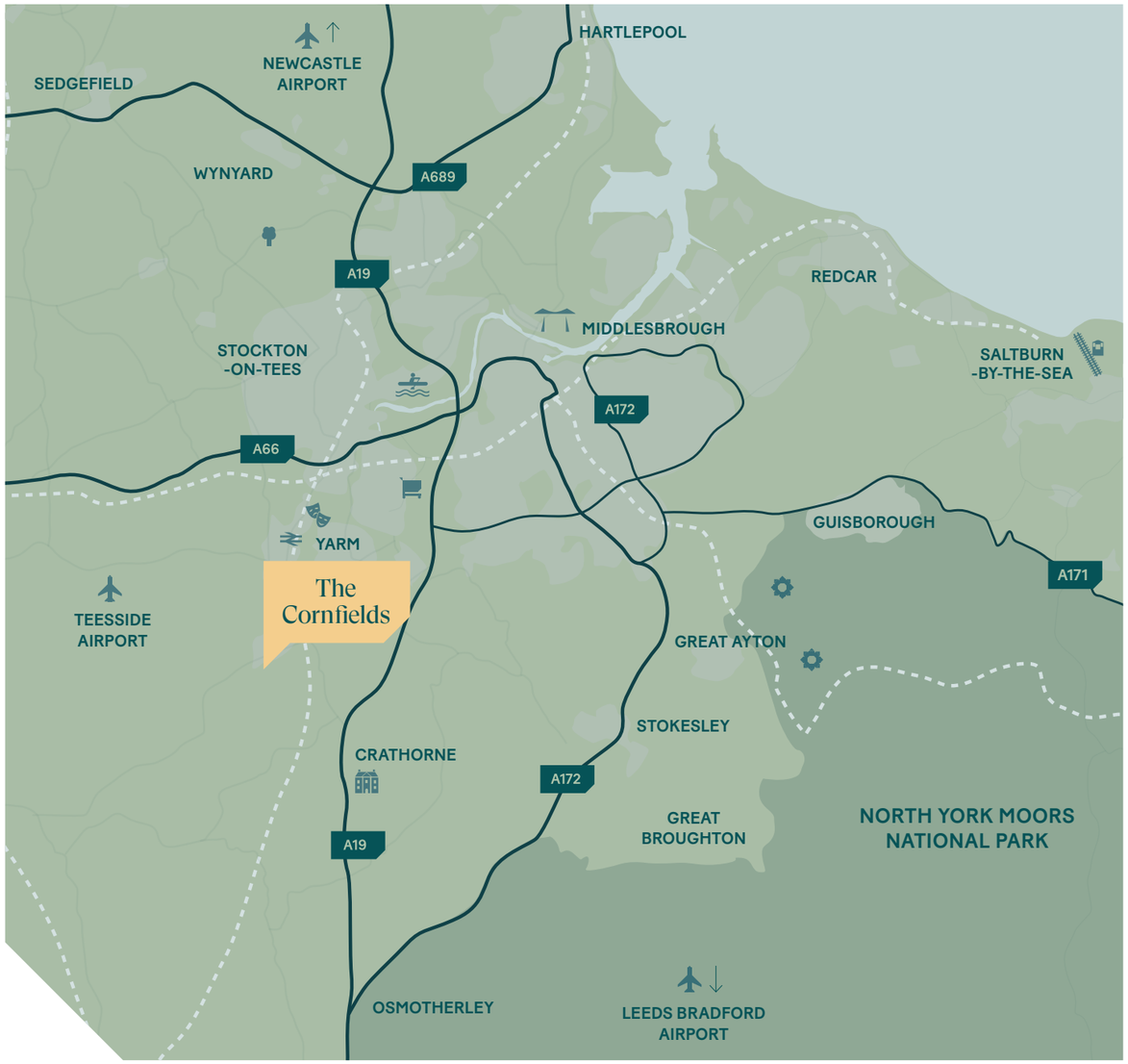



# Site key

- **Westerton** 5 Bed Detached
- **Sheraton** 5 Bed Detached
- **Ravensworth** 5 Bed Detached
- **Redworth** 5 Bed Detached
- **Amberswood** 5 Bed Detached
- **Bondgate** 4 Bed Detached
- **Broadoak** 4 Bed Detached
- **Hawthorne** 4 Bed Detached
- **Elvet** 4 Bed Detached
- **Derwent** 3 Bed Detached
- **Thurcroft** 3 Bed Semi-Detached
- **Oswald** 3 Bed Detached
- Affordable Homes

DISCLAIMER: This site plan is for illustrative purposes only and cannot be relied upon as part of a contract. Please speak to your sales executive for further details.

# Desirable location.

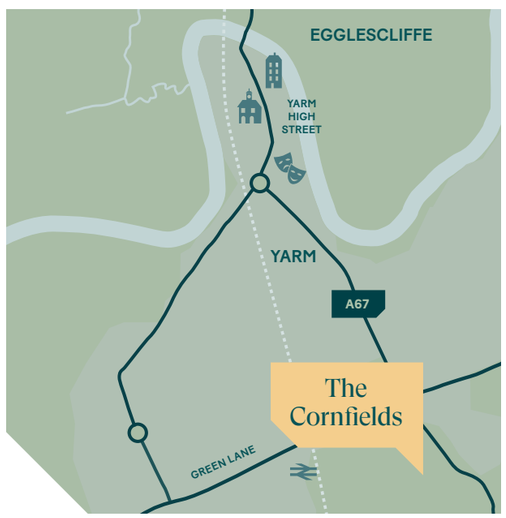



The Cornfields is perfectly placed in Yarm, a charming Georgian market town in North Yorkshire. Nestled on the banks of the River Tees boasting a picturesque cobbled high street lined with an array of independent shops, boutiques, and eateries, giving residents a vibrant community atmosphere.

Eaglescliffe railway station nearby offers the opportunity to travel to London Kings Cross directly.

For those seeking to travel further afield, Teesside Airport is just under a 5-mile drive away, and Newcastle and Leeds Bradford Airport are an hour's drive away.

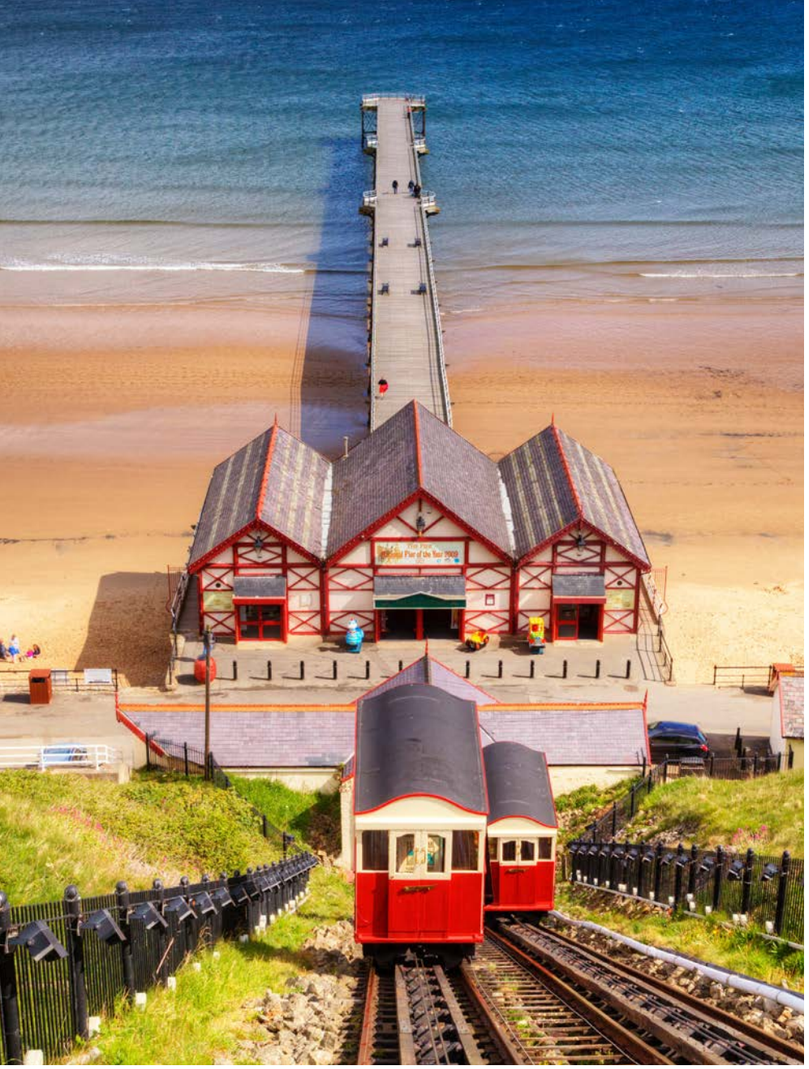
The area is noted for its exemplary education; older children can choose from Yarm School, Conyers, Egglescliffe School & Sixth Form, and Teesside High. For primary children, Yarm Primary, Levendale Primary, and Egglescliffe Primary are all close by.




| Surrounding Areas | Distance | Time |
|---|---|---|
| Stockton-on-Tees | 5.6 miles | 17 min |
| Middlesbrough | 8.9 miles | 20 min |
| Northallerton | 11.5 miles | 22 min |
| Darlington | 11.8 miles | 23 min |
| Great Ayton | 11 miles | 23 min |
| Redcar | 15.9 miles | 25 min |
| Guisborough | 15 miles | 30 min |
| Saltburn-by-the-Sea | 19 miles | 31 min |
| North York Moors National Park | 25.6 miles | 32 min |
| Sunderland | 33 miles | 49 min |
| Newcastle upon Tyne | 44 miles | 60 min |

| Transport Links | Distance | Time |
|---|---|---|
| A19 | 4.7 miles | 8 min |
| A1(M) | 1.5 miles | 30 min |
| A66 | 21.9 miles | 30 min |
| Eaglescliffe Railway Station | 2.9 miles | 9 min |
| Teesside Airport | 4.9 miles | 11 min |
| Ramside Heliport | 26.6 miles | 41 min |
| Newcastle Airport | 47 miles | 60 min |

| Local Leisure | Distance | Time |
|---|---|---|
| Yarm High Street (walking) | 0.3 miles | 20 min |
| Princess Alexandra Theatre (walking) | 0.3 miles | 20 min |
| Preston Park Museum & Grounds | 2.5 miles | 9 min |
| Crathorne Hall | 3.8 miles | 9 min |
| Teesside Park | 6.3 miles | 18 min |
| Wynyard Woodland Country Park | 8.8 miles | 20 min |
| Transporter Bridge | 8.7 miles | 20 min |
| Roseberry Topping | 12 miles | 27 min |
| Captain Cook's Monument | 13miles | 28 min |



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




**Yarm High Street**
The cobblestone high street of Yarm has an array of independent bakeries

**Yarm Viaduct**
Constructed in 1852, the Grade II Listed railway viaduct with 43 arches connects Yarm and Egglescliffe over the River Tees



**Tees Barrage**
Experience world-class water sports facilities, with a real-life rapid river that is well known for featuring in TV and film productions



Yarm is an idyllic place to live, surrounded by countryside and green spaces. Its bustling High Street retains its Georgian architecture with a wide variety of artisan boutiques, cafés, and eateries.



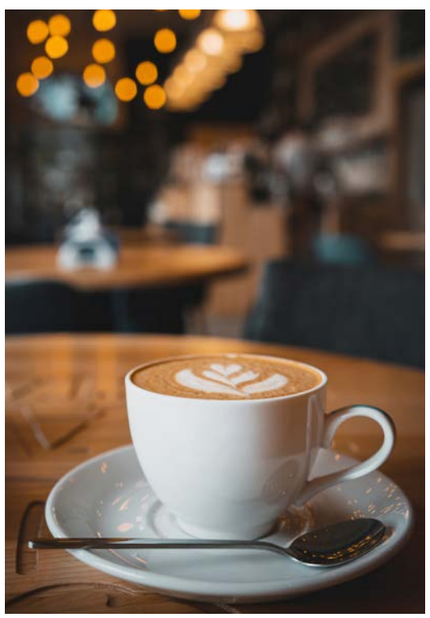
**Stockton Riverside Festival**
Boasting some of the best artists and performers from across the world

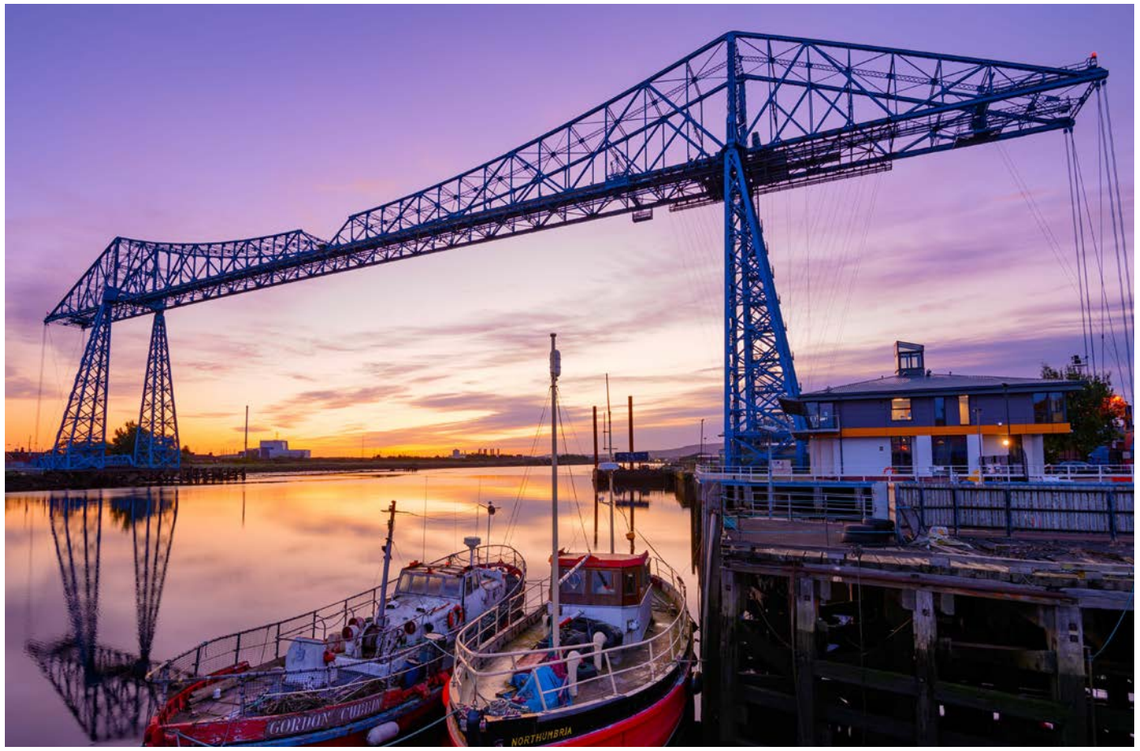







**Yarm High Street**
The cobblestone high street of Yarm has an array of independent eateries, bars and boutiques






**Transporter Bridge**
The Tees Transporter Bridge is Grade II listed and the world's longest existing transporter bridge

**North Yorkshire Moors Railway**
Travel back in time to the steam age and board a train used in film and TV productions including Harry Potter






**Yarm High Street**
The heart of Yarm is its bustling high street, filled with independent shops, restaurants, cafés, and bars, all within walking distance of your new home



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



Illustrative images are indicative and for illustrative purposes only.

# 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 be spoilt for choice from the generously proportioned five-bedroomed Westerton, Sheraton, Ravensworth and Redworth or the equally spacious Amberswood to their short-list. While the stylish four-bedroomed Bondgate, Broadoak, Hawthorne and Elvet all offer a fresh perspective on the traditional detached home. Designed to make the most of every inch of space, the elegant three-bedroomed Thurcroft, Derwent and Oswald are 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.



The Elevated Range.

# Westerton

5 bed detached home with integral double garage

## Ground Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Living | 4,304 x 4,752 | 14'1'' x 15'7'' |
| Kitchen/Dining/Family | 9,947 x 4,570 | 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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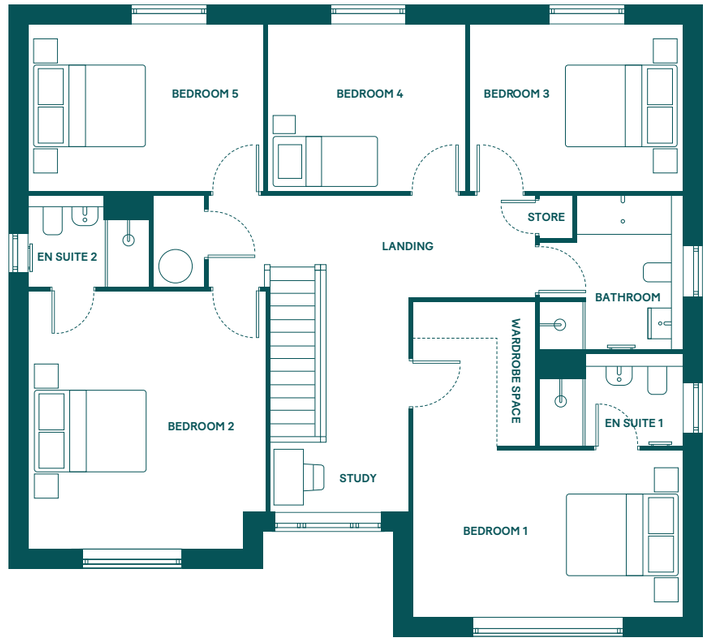
## Ground Floor




## First Floor





The Elevated Range.

# Sheraton

5 bed detached home with integral garage

## Ground Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Living | 3,960 x 4,269 | 13'0'' x 14'0'' |
| Kitchen/Family/Dining | 8,072 x 5,003 | 26'6'' x 16'5'' |

## First Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Bedroom 1 | 3,960 x 3,112 | 13'0'' x 10'3'' |
| En-suite 1 | 2,404 x 1,010 | 7'11'' x 3'4'' |
| Bedroom 2 | 3,960 x 3,514 | 13'0'' x 11'6'' |
| En-suite 2 | 2,404 x 1,010 | 7'11'' x 3'4'' |
| Bedroom 3 | 3,689 x 3,406 | 12'1'' x 11'2'' |
| Bedroom 4 | 3,762 x 3,108 | 12'4'' x 10'2'' |
| Bedroom 5 | 2,435 x 2,506 | 8'0'' x 8'3'' |
| Bathroom | 2,565 x 2,895 | 8'5'' x 9'6'' |

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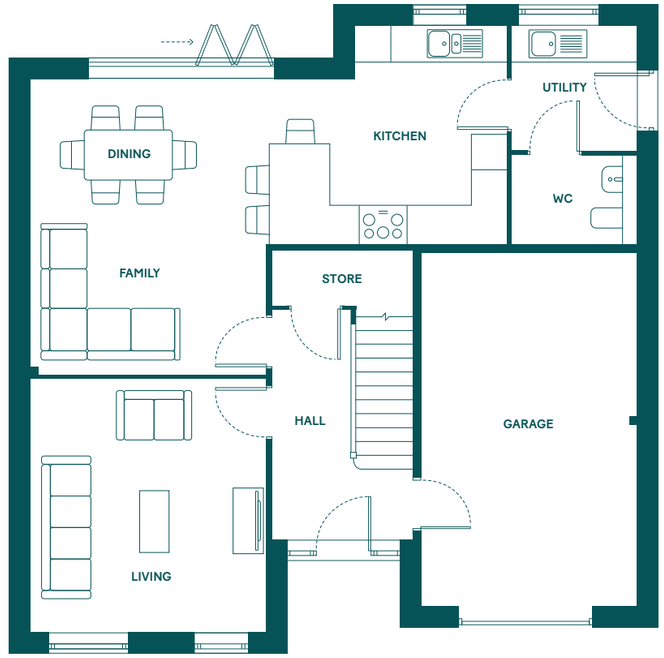
## Ground Floor




## First Floor





The Elevated Range.

# Ravensworth

5 bed detached home with integral garage

## Ground Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Living | 3,960 x 4,985 | 13'0'' x 16'4'' |
| Kitchen/Dining | 6,347 x 4,225 | 20'10'' x 13'10'' |

## First Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Bedroom 1 | 3,960 x 3,027 | 13'0'' x 9'11'' |
| En suite 1 | 2,052 x 1,382 | 6'9'' x 4'6'' |
| Bedroom 2 | 3,375 x 3,173 | 11'1'' x 10'5'' |
| En suite 2 | 2,231 x 1,277 | 7'4'' x 4'2'' |
| Bedroom 3 | 3,314 x 3,600 | 10'10'' x 11'10'' |
| Bedroom 4 | 3,525 x 3,265 | 11'7'' x 10'9'' |
| Bedroom 5 | 2,795 x 2,219 | 9'2'' x 7'3'' |
| Bathroom | 1,743 x 2,140 | 5'9'' x 7'0'' |

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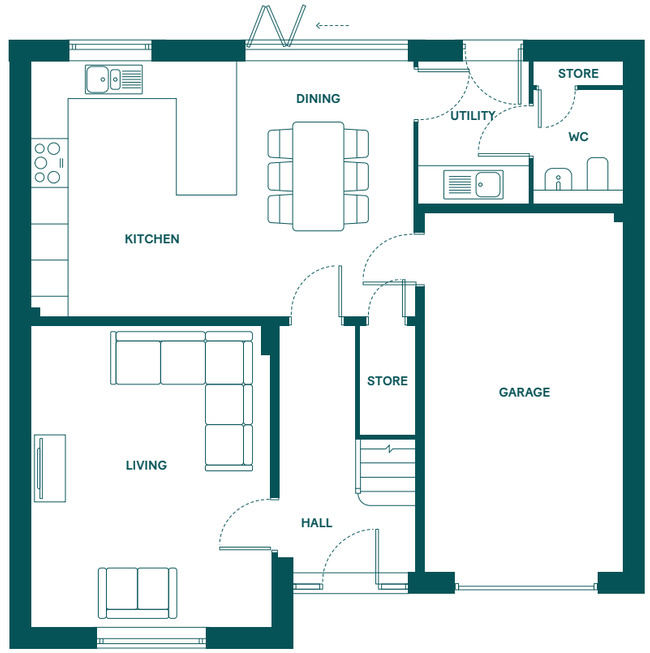
## Ground Floor




## First Floor





# Redworth

5 bed detached home with integral garage

## Ground Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Living | 3,960 x 4,985 | 13'0'' x 16'4'' |
| Kitchen/Dining | 6,347 x 4,225 | 20'10'' x 13'10'' |

## First Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Bedroom 1 | 3,960 x 3,627 | 13'0'' x 11'11'' |
| En suite 1 | 2,049 x 2,114 | 6'9'' x 6'11'' |
| Bedroom 2 | 3,399 x 3,380 | 11'2'' x 11'1'' |
| En suite 2 | 2,240 x 1,298 | 7'4'' x 4'3'' |
| Bedroom 3 | 3,400 x 3,393 | 11'2'' x 11'2'' |
| Bedroom 4 | 3,390 x 3,393 | 11'1'' x 11'2'' |
| Bedroom 5 | 2,845 x 2,219 | 9'4'' x 7'3'' |
| Bathroom | 1,990 x 2,150 | 6'6'' x 7'1'' |

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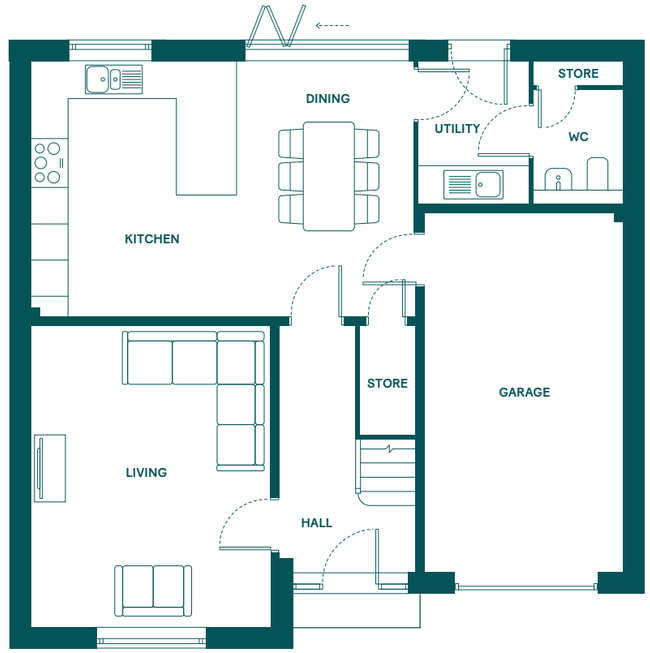


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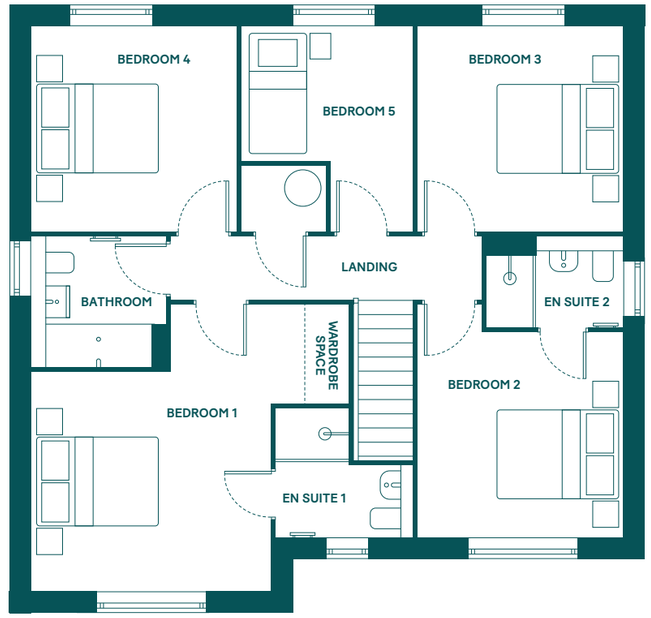



# Amberswood

5 bed detached home with detached garage

## Ground Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Living | 3,100 x 4375 | 10'2'' x 14'4'' |
| Kitchen/Dining/Family | 9,135 x 3,597 | 30'0'' x 11'10'' |
| Study | 3,338 x 2,311 | 10'11'' x 7'7'' |

## First Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Bedroom 1 | 3,553 x 3,097 | 11'8'' x 10'2'' |
| En suite 1 | 2,188 x 1,487 | 7'2'' x 4'11'' |
| Bedroom 2 | 3,612 x 3,424 | 11'10'' x 11'3'' |
| En suite 2 | 2,294 x 1,200 | 7'6'' x 3'11'' |
| Bedroom 3 | 3,218 x 2,394 | 10'7'' x 7'10'' |
| Bedroom 4 | 2,130 x 3,472 | 7'0'' x 11'5'' |
| Bedroom 5 | 3,217 x 2,338 | 10'7'' x 7'8'' |
| Bathroom | 1905 x 2081 | 6'3'' x 6'10'' |

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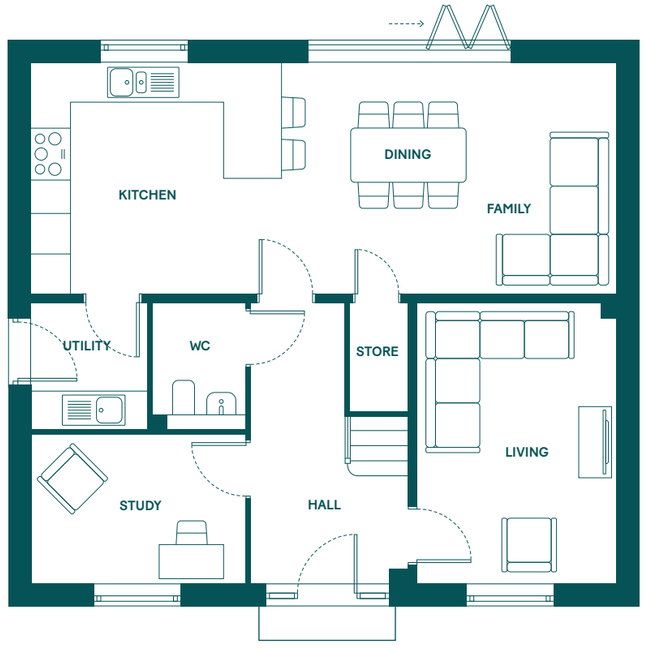


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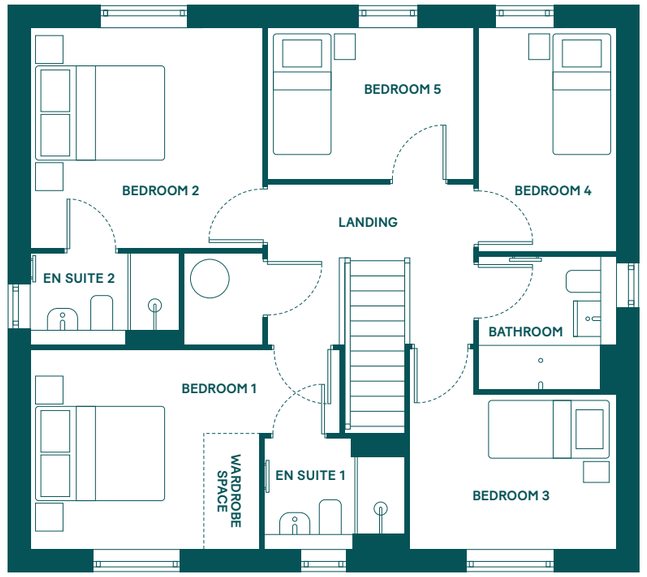



The Elevated Range.

# 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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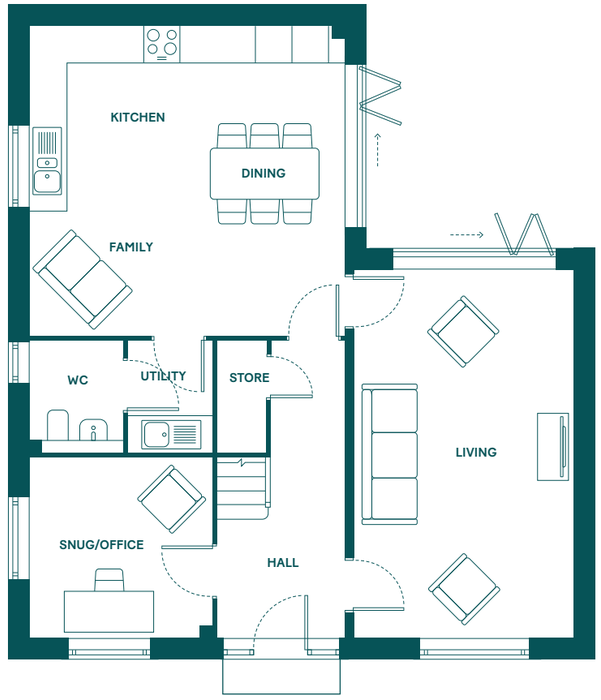


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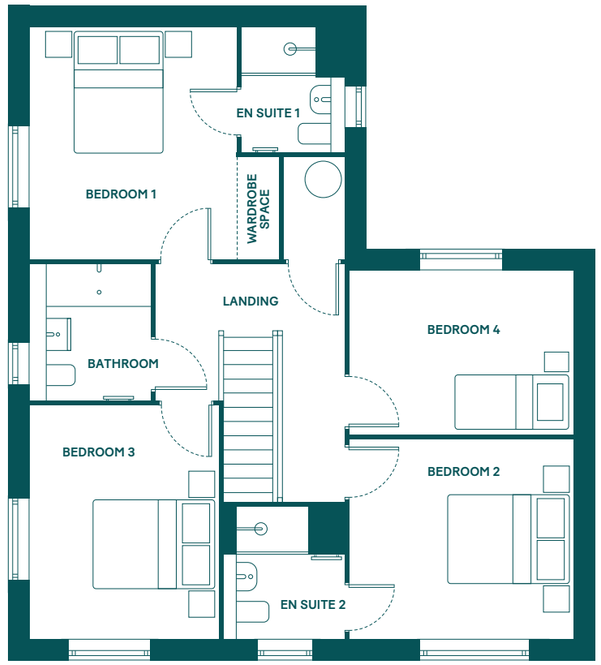



The Elevated Range.

# 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 | 2367 x 1475 | 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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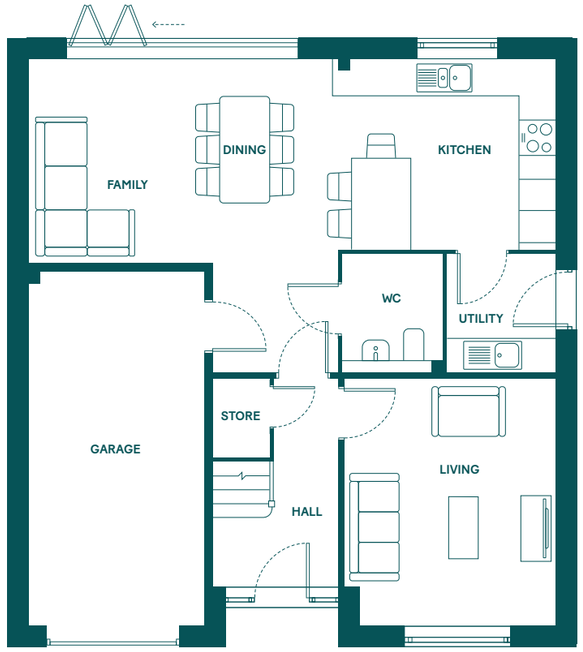
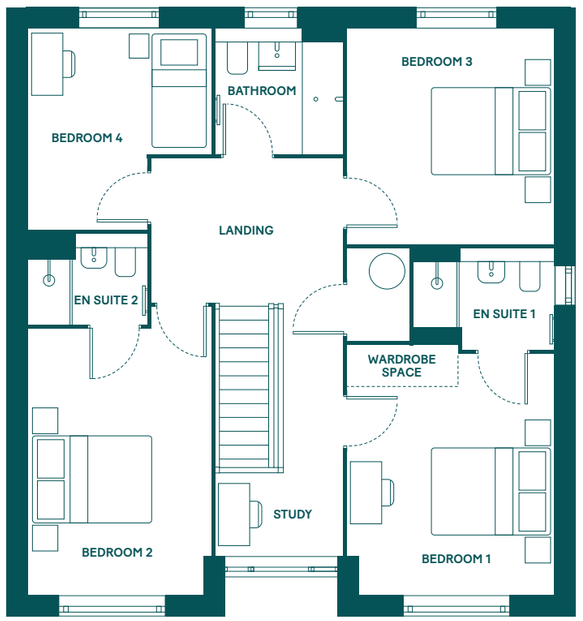



## First Floor





# Hawthorne

4 bed detached home with detached garage

## Ground Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Living | 3,425 x 4,729 | 11'3'' x 15'6'' |
| Kitchen | 5,063 x 3,018 | 16'7'' x 9'11'' |
| Family/Dining | 3,285 x 4,706 | 10'9'' x 15'5'' |
| Study | 2,500 x 2,000 | 8'2'' x 6'7'' |

## First Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Bedroom 1 | 4,115 x 3,422 | 13'6'' x 11'3'' |
| En suite 1 | 2,249 x 2,188 | 7'5'' x 7'2'' |
| Bedroom 2 | 3,285 x 3,000 | 10'9'' x 9'10'' |
| En suite 2 | 1,200 x 2,294 | 3'11'' x 7'6'' |
| Bedroom 3 | 2,500 x 3,930 | 8'2'' x 12'11'' |
| Bedroom 4 | 2,737 x 2,741 | 9'0'' x 9'0'' |
| Bathroom | 2,150 x 1,875 | 7'1'' x 6'2'' |

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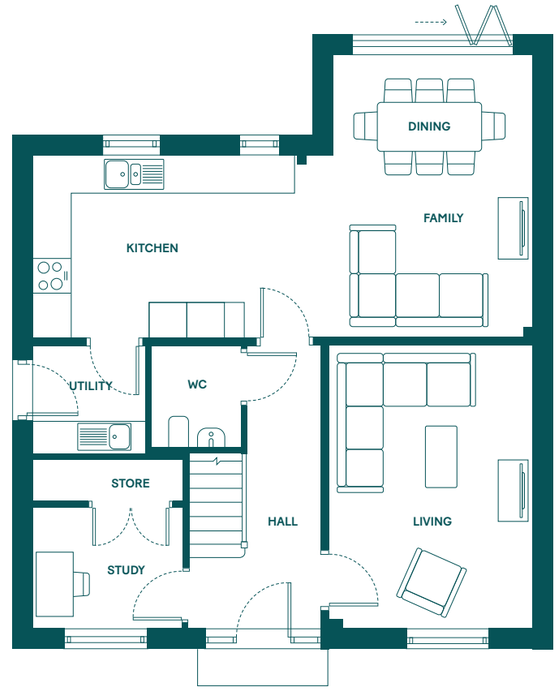


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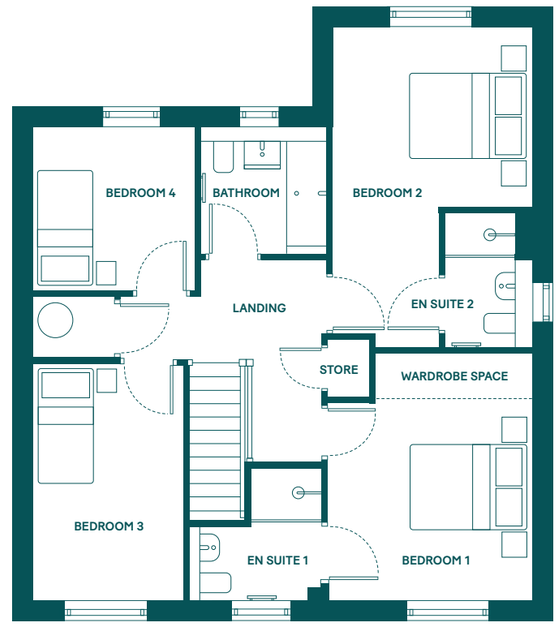



# Elvet

4 bed detached home with integral garage

## Ground Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Living | 3,060 x 5,414 | 10'0'' x 17'9'' |
| Kitchen | 6,334 x 4,134 | 20'9'' x 13'7'' |

## First Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Bedroom 1 | 3,062 x 3,601 | 10'1'' x 11'10'' |
| En suite 1 | 2,054 x 1,100 | 6'9'' x 3'7'' |
| Bedroom 2 | 3,087 x 3,047 | 10'2'' x 10'0'' |
| En suite 2 | 1,136 x 2,062 | 3'9'' x 6'9'' |
| Bedroom 3 | 3,049 x 3,859 | 10'0'' x 12'8'' |
| Bedroom 4 | 3,087 x 3,743 | 10'2'' x 12'3'' |
| Bathroom | 2,135 x 2,215 | 7'0'' x 7'3'' |

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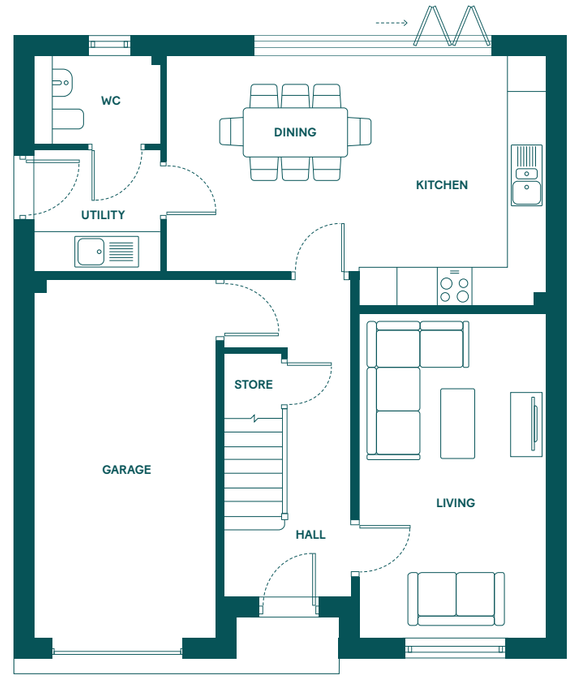
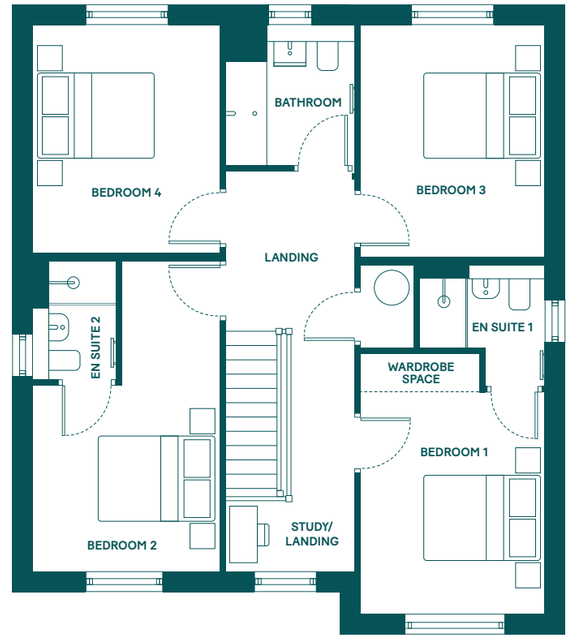



## First Floor





# Derwent

3 bed detached home with integral garage

## Ground Floor

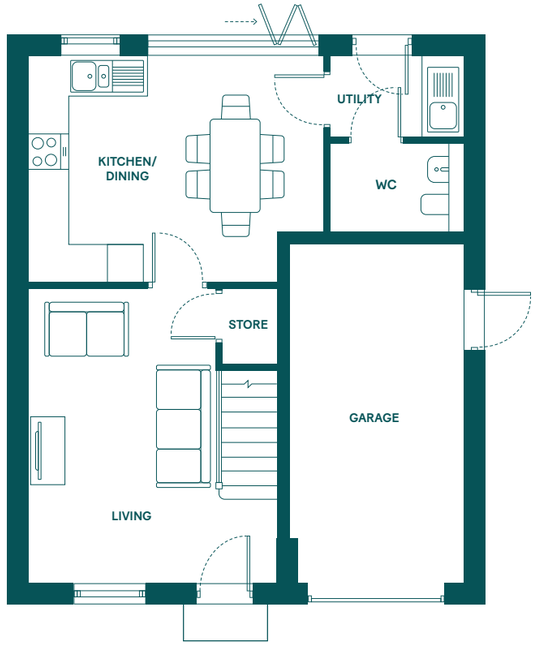
| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Living | 2,948 x 4,772 | 9'8'' x 15'8'' |
| Kitchen | 4,697 x 3,600 | 15'5'' x 11'10'' |

## First Floor

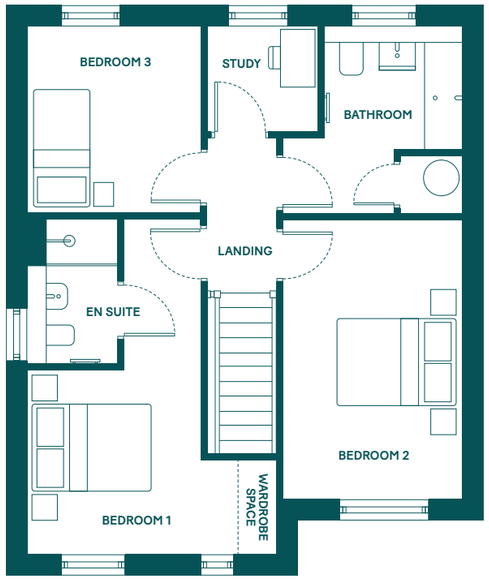
| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Bedroom 1 | 2,750 x 3,000 | 9'0'' x 9'10'' |
| En suite 1 | 1,200 x 2,337 | 3'11'' x 7'8'' |
| Bedroom 2 | 2,837 x 3,806 | 9'4'' x 12'6'' |
| Bedroom 3 | 2,750 x 2,947 | 9'0'' x 9'8'' |
| Bathroom | 2,138 x 1,754 | 7'0'' x 5'9'' |
| Study | 1,822 x 1,660 | 6'0'' x 5'5'' |

**Disclaimer:** Images are indicative and for illustrative purposes only. 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





# Thurcroft

3 bed semi detached home set over 3 floors

## Ground Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Living | 3,849 x 4,171 | 12'8'' x 13'8'' |
| Kitchen | 4,837 x 4,313 | 15'10'' x 14'2'' |

## First Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Bedroom 2 | 4,837x 3,231 | 15'10'' x 10'7'' |
| Bedroom 3 | 2,669 x 3,015 | 8'9'' x 9'11'' |
| Bathroom | 1,800 x 2,150 | 5'11 x 7'2" |

## Second Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Bedroom 1 | 3,324 x 5,866 | 10'11'' x 19'3'' |
| En suite | 1,425 x 2,050 | 4'8'' x 6'9'' |

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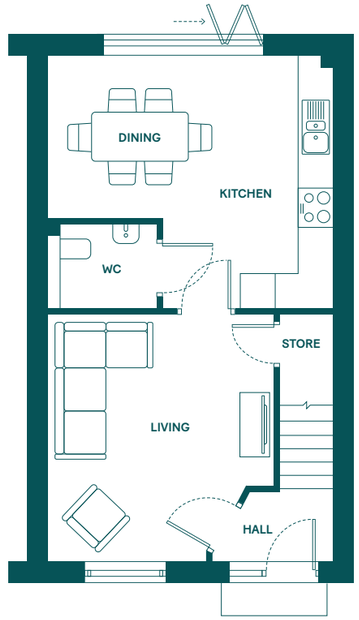
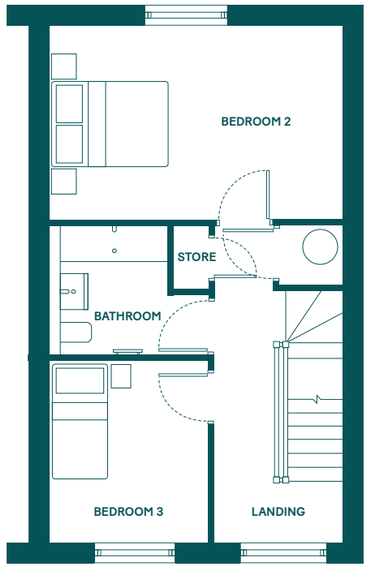
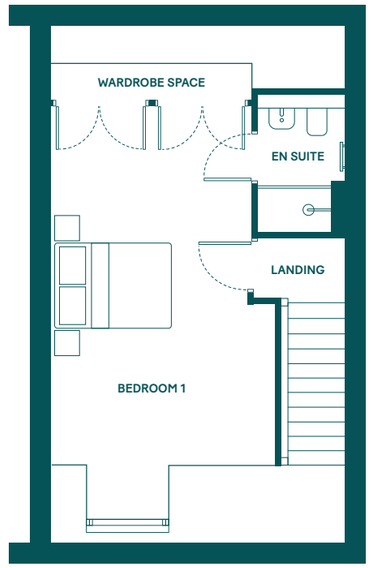
## Ground Floor




First Floor




Second Floor



# Oswald

3 bed detached home with driveway

## Ground Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Living | 5,085 x 3,415 | 16'8'' x 11'2'' |
| Kitchen | 5,085 x 3,394 | 16'8'' x 11'2'' |

## First Floor

| ROOM | Metric (mm) | Imperial (sq ft) |
|---|---|---|
| Bedroom 1 | 3,009 x 3,446 | 9'10'' x 11'4'' |
| En suite 1 | 1,763 x 2,333 | 7'8'' x 5'9'' |
| Bedroom 2 | 2,765 x 4,437 | 9'1'' x 14'7'' |
| Bedroom 3 | 2,232 x 3,353 | 7'4'' x 11'0'' |
| Bathroom | 1,763 x 2,414 | 5'9'' x 7'11'' |

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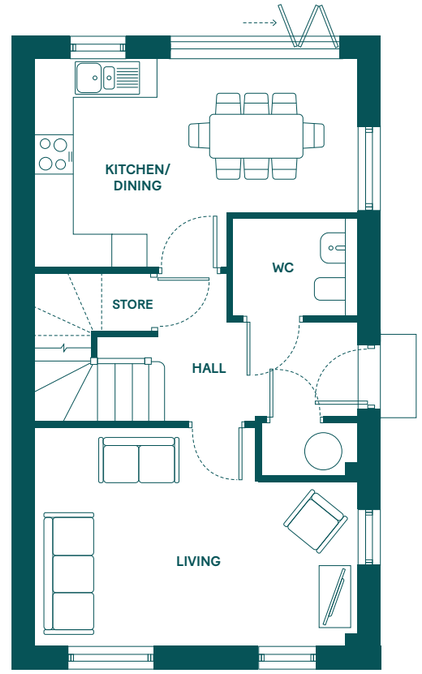
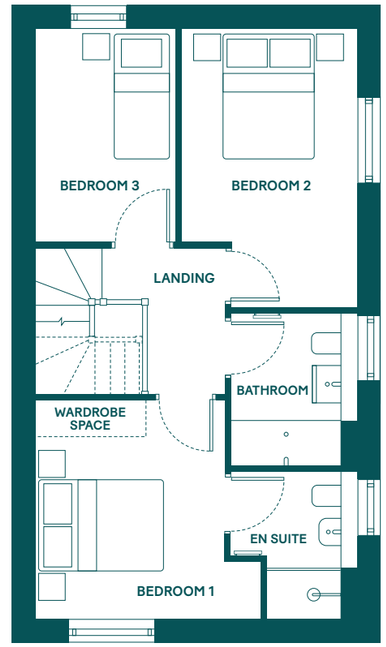
## Ground Floor




## First Floor






# Evolved for tomorrow.

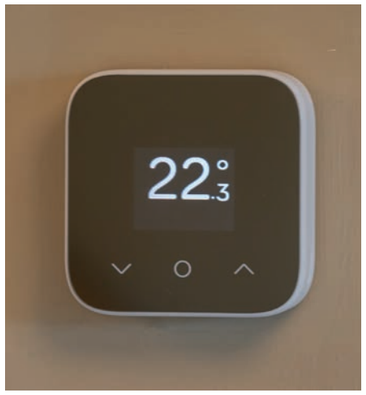
It's reassuring to know that our homes are some of the most sustainable and energy-efficient you can buy. The Banks Group, of which Banks Homes is a part, is a leader in sustainable and energy-efficient technology, with a long history in the renewables sector. This not only makes our homes easier and 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.




Air source heat pump




Smart energy systems



EV charging points

# Style as standard.

Inspiring design is never an optional extra with a Banks Home. From contemporary designed brickwork and luxurious ¾ 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.

**Disclaimer:** Images are indicative and for illustrative purposes only.

# 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 selected homes offering underfloor heating and impressive ground-floor ceiling heights. Discover the full specification for The Cornfields, Yarm.



Disclaimer: Images are indicative and for illustrative purposes only.

## Kitchen & Utility Rooms

- Choice of contemporary kitchen doors from Omega's Mackintosh range.
- Choice of 40mm laminate worktops with post-formed edges and coordinating upstands from Omega's Mackintosh range.
- Glass splashback behind the hob, available in a selection of colours.
- Electrolux oven.
- Electrolux microwave/combi oven to four and five bed homes
- Electrolux hob.
- Electrolux extractor hood.
- Integrated Electrolux fridge freezer.
- Integrated Electrolux dishwasher.
- Hydra 1.5 bowl sink, available in a choice of white, grey or black.
- Kitchen monoblock mixer tap.
- White LED downlights.
- Pan drawer with smoked glass sides.
- Wooden cutlery drawer.
- YouK shelving above worktop.
- Utility room sink in brushed stainless steel with chrome U-neck mixer tap.

## Bathroom & En suites

- Porcelanosa wall hung WC with soft-close seat.
- Porcelanosa double-ended bath with mixer tap.
- Level access acrylic resin shower tray.
- Rainfall shower with separate hand-held shower head to the principal en suite.
- Glass shower door or walk-in screen, depending on layout.
- Recessed shower niches to en suites.
- Vanity unit to main bathroom.
- Full-height tiling to shower enclosures, 600mm-high tiling above baths and half-height tiling to sanitary ware walls.
- Half height tiling to sanitary ware wall in the WC.
- Extractor fan.
- White shaver socket.

## Electrics & Heating

- Air source heat pump.
- Electric vehicle charging point.
- Heating system controlled via smart thermostat.
- Underfloor heating to the ground floor in Amberswood, Sheraton, Bondgate, Broadoak, Elvet, Hawthorne, Ravensworth, Redworth and Westerton plots.
- Anthracite or white heated towel rails to bathrooms and en suites.
- White LED downlights to kitchens, bathrooms and en suites.
- TV points to the living room and bedroom one.
- Cat 6 points to the living room, bedroom one and study, where applicable.
- White sockets and light switches throughout.
- White USB double sockets to the kitchen, living room and bedroom one.
- Honeywell carbon dioxide detector.
- Smoke detectors to both ground and first floors.
- Pattressing to designated TV walls. Please speak to your sales executive for details.
- Hardwired Ring doorbell.

## Internal Finishes

- Homes in The Elevated Range feature impressive 2.6m-high ground-floor ceilings, including the Westerton, Sheraton, Ravensworth, Bondgate and Broadoak.
- 2.4m ceiling heights in all other plots
- White ladder-moulded internal doors with chrome or satin-chrome ironmongery.
- White emulsion finish to walls.
- White emulsion finish to ceilings.
- White gloss finish to skirting boards, architraves and window sills.
- 94mm skirting boards.
- Oak veneer finish to the staircase handrail.

## External Finishes

- Tiled roof.
- Aluminium bi-fold doors.
- GRP front door.
- Up-and-down entrance light with PIR sensor.
- GRP rear/side door, where applicable.
- External canopy at porch on some plots.
- House number.
- Landscaped and turfed front garden.
- Turf to rear garden.
- Patio area.
- External tap fitted on rear elevation near kitchen sink.
- External socket to rear.
- 1.8m timber boundary fencing.
- Block-paved driveway.
- 450mm x 450mm buff-coloured pathways.
- Painted meter boxes coordinated with the front door colour.
- Power and lighting to all garages.
- Anthracite retractable-style door to detached garages.
- Integral garages feature insulated retractable door with electric opening.

**For more information please speak to your sales executive.**




**Disclaimer:** Images are indicative and for illustrative purposes only.



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

**Disclaimer:** Images are indicative and for illustrative purposes only.

**Underfloor heating** - comes as standard on the ground floor of our four and five bedroom plots, please speak to your sales executive






**Porcelanosa sanitary ware** - as standard



**Bi fold doors** - comes as standard in all our homes



# 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 The Cornfields, Yarm 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/the-cornfields**

*Subject to build stage see your sales executive for information.


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.




**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.

**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.



BANKS GROUP
50 YEARS
1976 - 2026

# 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 fifty 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.

Fifty 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.

BANKS GROUP
50 YEARS
1976 - 2026

BANKSHomes

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**Email:** thecornfields@bankshomes.co.uk

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

PREMIER GUARANTEE
ON YOUR SITE, BY YOUR SIDE

Premier 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 in 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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Protection for new-build home buyers