

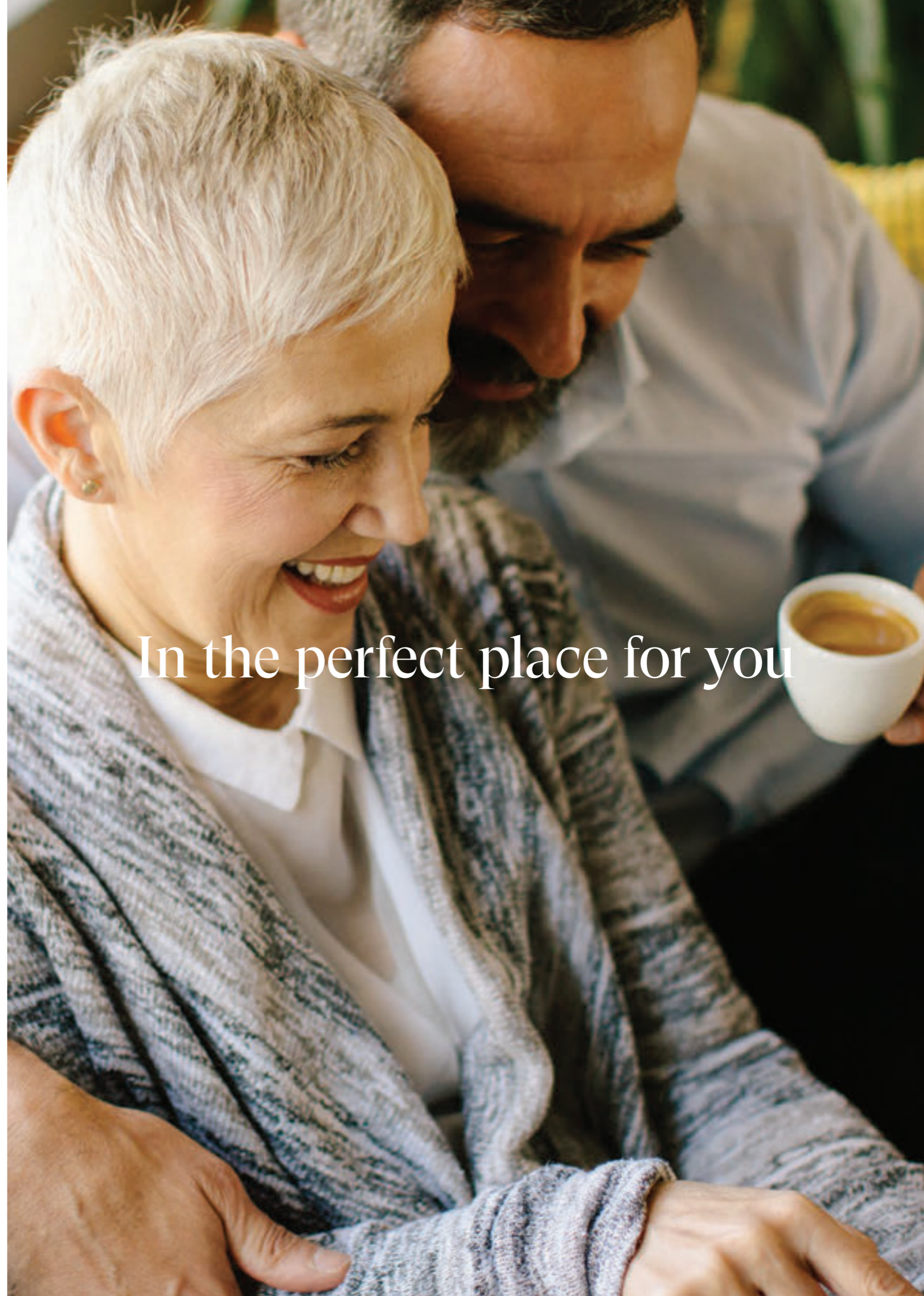
The Pastures

HAMBLETON • NORTH YORKSHIRE

BANKSHomes



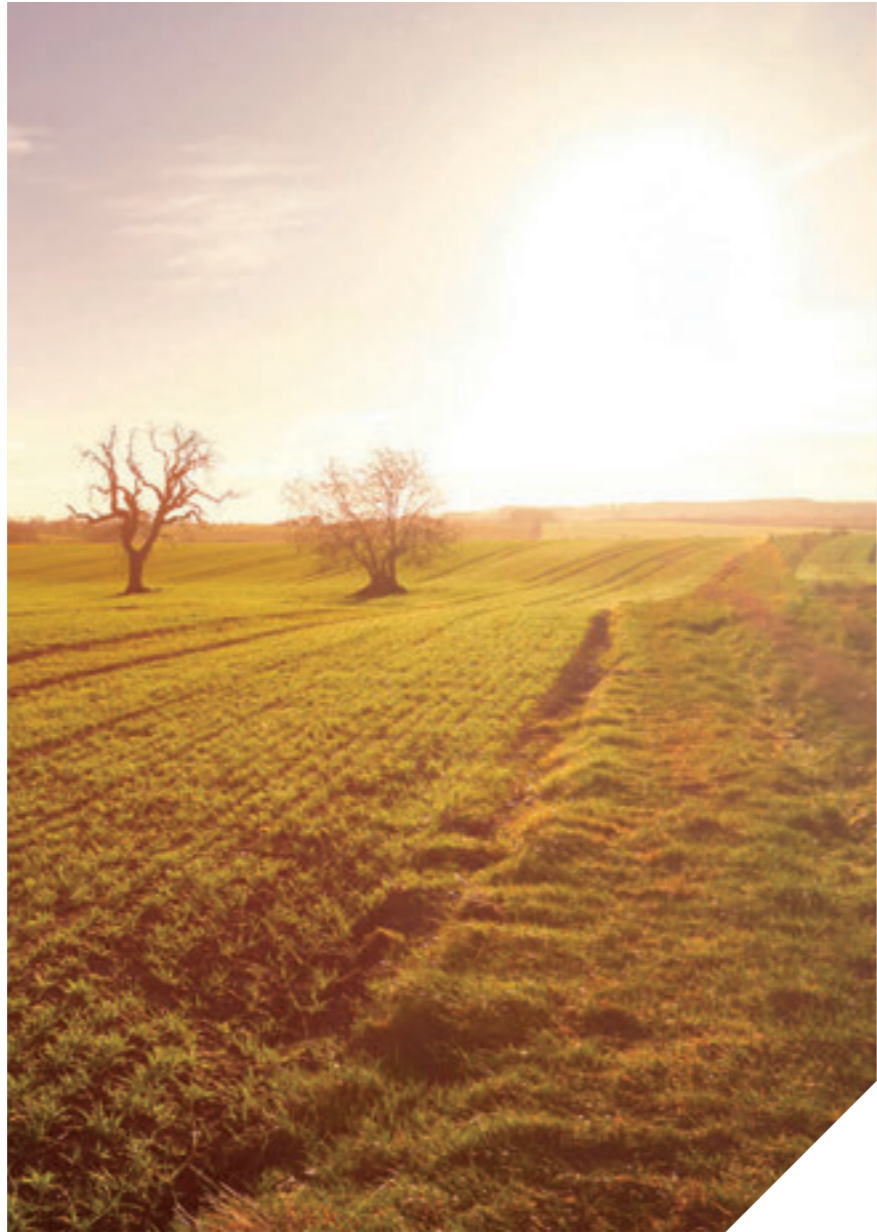
Homes designed by life.



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 a 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.

Disclaimer: Images are indicative and for illustrative purposes only.

The Pastures

HAMBLETON • NORTH YORKSHIRE



We're proud to bring you, The Pastures, a Banks Homes development located in the charming village of Hambleton.

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.

Disclaimer: Images are indicative and for illustrative purposes only.

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.

THE PASTURES





The Meadows

To village centre - A63

Primary School

Gateforth Lane

Gateforth Court

Nursery















Show Homes

Potential future development

PUMPING STATION

Sustainable Urban Drainage System

Site Key

 Redworth 5 Bed Detached	 Carrington 4 Bed Detached	 Elvet 4 Bed Detached
 Hawthorne 4 Bed Detached	 Inkerman 4 Bed Detached	 Broadoak 4 Bed Detached
 Hurworth 4 Bed Detached	 Oswald 3 Bed Detached	 Derwent 3 Bed Detached
 Thornton 3 Bed Semi-Detached	 Meadowfield 3 Bed Semi-Detached	 Affordable Homes
 Rosewell 2 Bed Semi-Detached	 Sandyforth 2 Bed Semi-Detached	

Disclaimer: The images and site plan shown on this board are indicative and for illustrative purposes only and cannot be relied upon as part of a contract. The site plan shows the relative position of individual properties. It is NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients. final boundary shows the relative position of individual properties. It is NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, final boundary treatments, landscaping or local authority lighting. Footpaths subject to change. For details and availability of individual properties please speak with your sales advisor.

Mill Lane

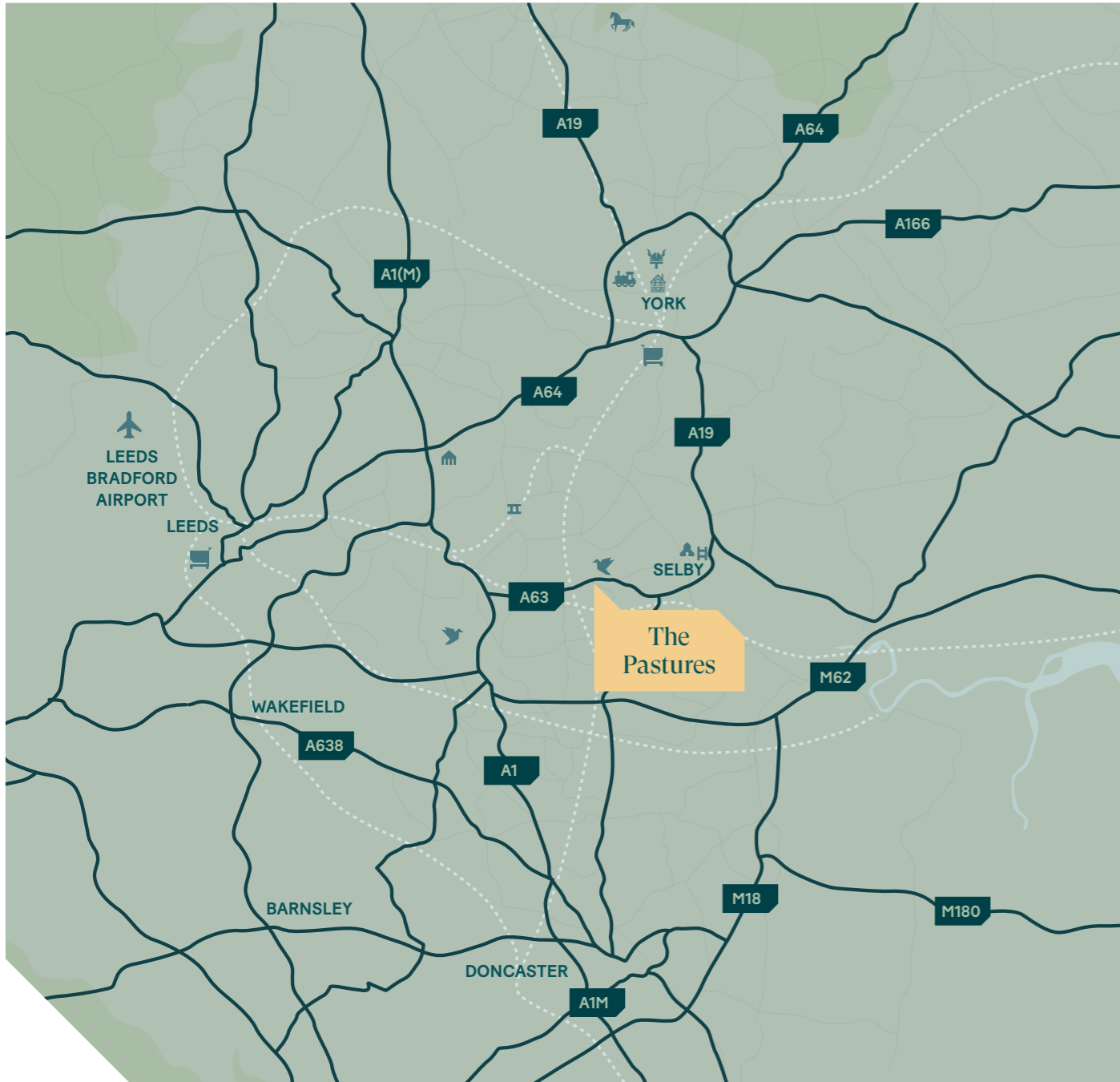
Field Lane

Hough Lane

Cemetery

Gateforth Lane

Desirable location.



Nestled in the picturesque village of Hambleton in the Selby district of North Yorkshire, The Pastures offers the ideal balance of rural charm and everyday convenience. This well-connected location provides easy access to the M62 and A1(M), placing both York and Leeds just over a 30-minute drive away. For commuters, Selby railway station offers direct train services to Leeds, York, Hull and London.

Hambleton is home to a well-regarded primary school and benefits from proximity to a range of secondary schools and sixth form colleges in nearby Selby, making it a great choice for families.

Surrounded by scenic countryside, the area is rich in walking and cycling paths. Nearby nature reserves such as Brayton Barff and Fairburn Ings are perfect for dog owners, outdoor enthusiasts and those who enjoy a peaceful, nature-filled lifestyle.

Surrounding Areas	Distance	Time
Selby	5.6 miles	11 min
York	19.2 miles	38 min
Wakefield	20.9 miles	32 min
Leeds	21 miles	37 min
Barnsley	35.3 miles	45 min
Doncaster	21.6 miles	41 min

Transport Links	Distance	Time
A19	4 miles	4 min
A1(M)	6.4 miles	13 min
M18	16.4 miles	21 min
M62	19.4 miles	24 min
🚆 Selby Railway Station	5.9 miles	12 min
🚆 Sherburn-in-Elmet Railway Station	6.2 miles	12 min
✈ Leeds Bradford Airport	31.4 miles	50 min

Local Leisure	Distance	Time
🌳 Brayton Barff Nature Reserve	2.6 miles	6 min
🏰 Selby Abbey	4.3 miles	11 min
🌳 Fairburn Ings	7.9 miles	15 min
🏠 Lotherton Hall	11 miles	25 min
🏛 National Railway Museum	19 miles	34 min
🏰 Jorvik Viking Centre	19 miles	34 min
🛍 McArthurGlen Designer Outlet	19 miles	34 min
🏙 Victoria Quarter, Leeds	20 miles	35 min
🏠 The Shambles, York	20 miles	40 min
🐎 Kilburn White Horse	50 miles	59 min



National Railway Museum, York
 Explore world-changing inventions like the Japanese Bullet Train and the Mallard, the fastest steam locomotive, at the region's most popular free attraction.



The Shambles, York
 Stroll along the narrow, winding lanes and discover a delightful mix of independent shops, cafés and boutiques.

Fairburn Ings, Newton - is an exciting site for family activities and excellent wildlife watching. In recent years the nature reserve has become home to some of the UK's rarest birds, including Bittern, Bearded Tit, Cetti's Warbler, Little Egret and Spoonbill.



Rythre Arms Steakhouse
 Situated in a traditional, centuries old pub serving the best locally sourced beef available.



Living in Hambleton offers a blend of rural charm and community spirit, with convenient access to the A1(M) providing easy travel to York and Leeds.

Victoria Quarter, Leeds
Visit this stunning shopping centre home to many renowned high-street names and designer brands



Selby Canal
The Selby Canal, a historic waterway offers a serene escape into nature, the abundant wildlife creates a symphony that accompanies your walk

Jorvik Viking Centre
Travel back in time to the year 960 AD at JORVIK Viking Centre! Enjoy a ride through the reconstructed city of Jorvik and become fully immersed in the Viking Age





McArthurGlen York Designer Outlet
Set within a beautifully landscaped garden setting, McArthurGlen York Designer Outlet is home to 120 of your favourite designer brands



Brighton Airfield
Visit the historic aircraft collection of the Real Aeroplane Company, an active flying club whose members own and operate many unusual, classic and ex-military aircraft



York Bird of Prey Centre
Home to over 90 Birds Of Prey, including owls, hawks, falcons and eagles



Selby Abbey
Renowned for its impressive architecture, incredible stained glass, and breathtaking beauty - the Abbey is filled with quirky features and is one of the only surviving churches with a 'lepers' squint'



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.

The generously proportioned five-bedroomed Redworth is ideal for those needing extra space. While growing families will be spoilt for choice with the stylish four-bedroomed Broadoak, Hawthorne, Elvet, Hurworth, Inkerman and Carrington offering fresh perspectives on the traditional detached home.

Designed to make the most of every inch of space, the elegant three-bedroomed Derwent, Oswald, Meadowfield and Thornton are beautifully considered too. While the Sandyforth and Rosewell bungalows are perfect for those seeking single-level living with comfort, style and convenience.

Rest assured – whichever style you choose, you'll find refined design, in a perfect location and a home truly evolved for tomorrow.

Anything less just wouldn't be us.



Redworth

5 bed detached home with integral garage

Ground Floor

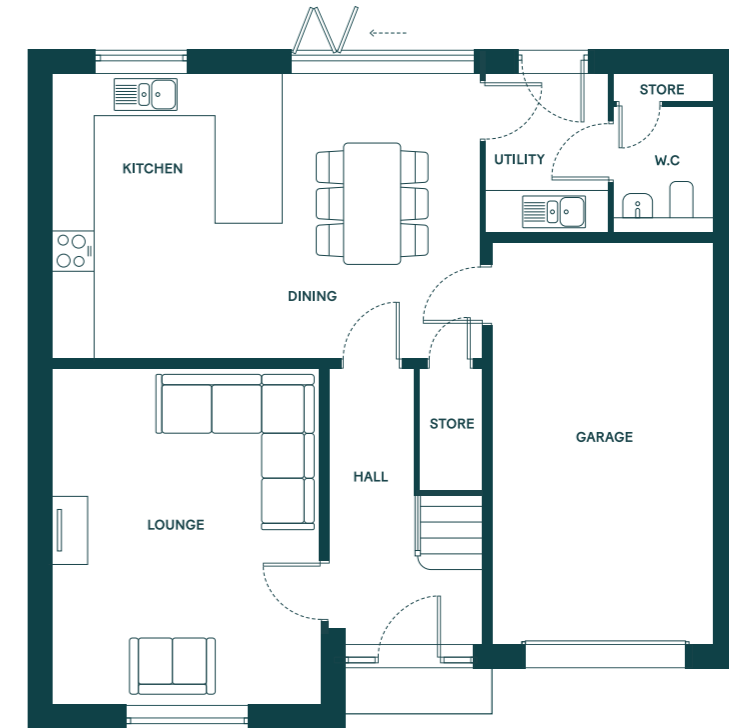
ROOM	Metric (mm)	Imperial (sq ft)
Lounge	3,960 x 4,985	13'0" x 16'4"
Kitchen/Dining	6,347 x 4,225	20'10" x 13'10"

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"

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

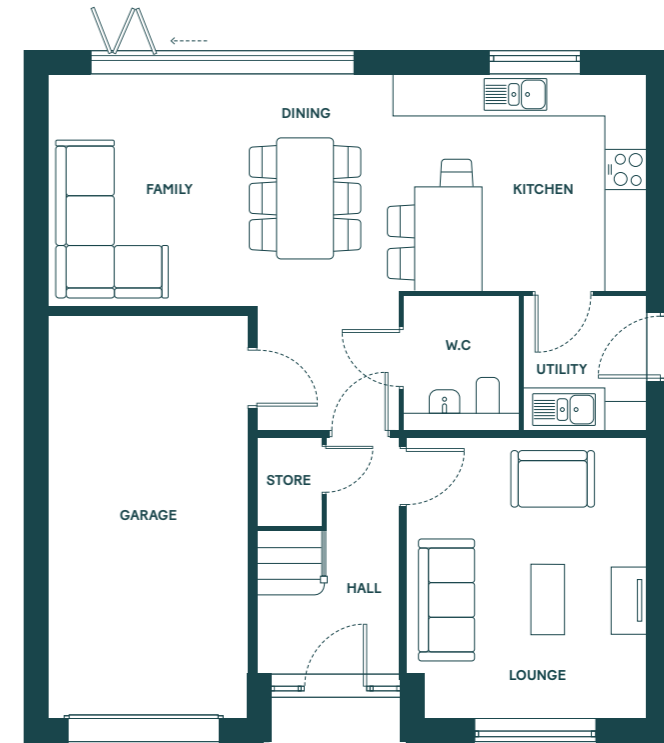


First Floor

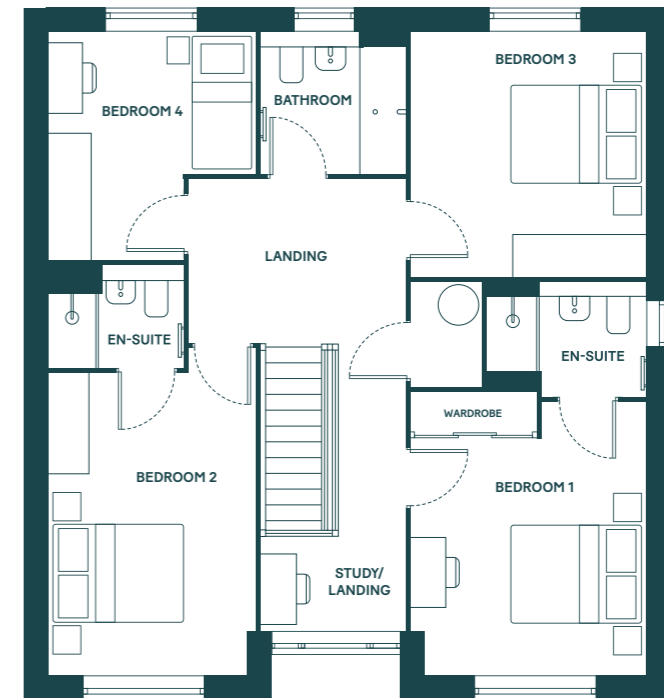




Ground Floor



First Floor



Broadoak

4 bed detached home with integral garage

Ground Floor

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

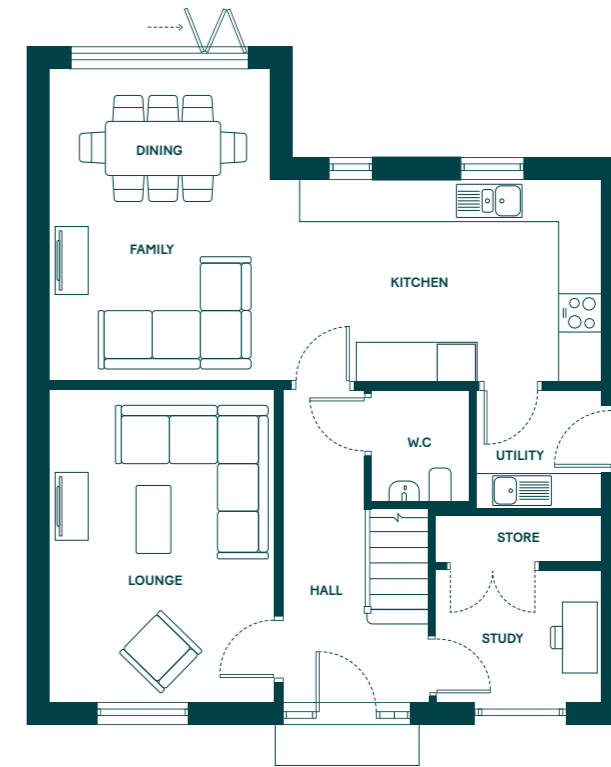
First Floor

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"

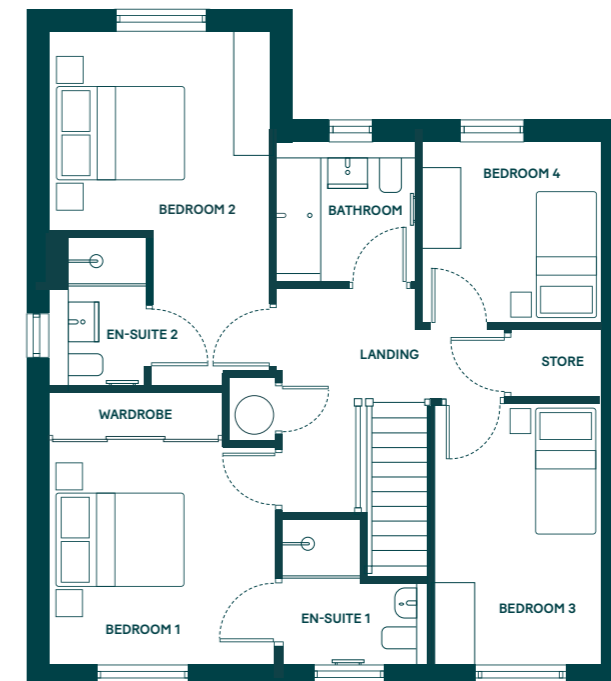
Disclaimer: Images are indicative and for illustrative purposes only. Floor plan demonstrate the general layout of the property and room dimensions are taken from working drawings, but these are not precise measurements to be relied upon as slight variations may occur during construction.



Ground Floor



First Floor



Hawthorne

4 bed detached home with detached garage

Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Lounge	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"

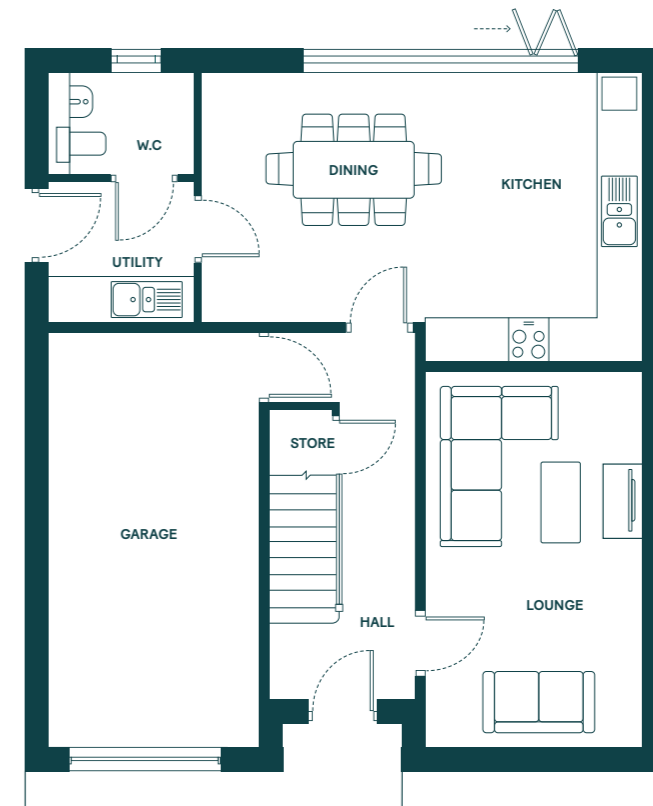
First Floor

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"

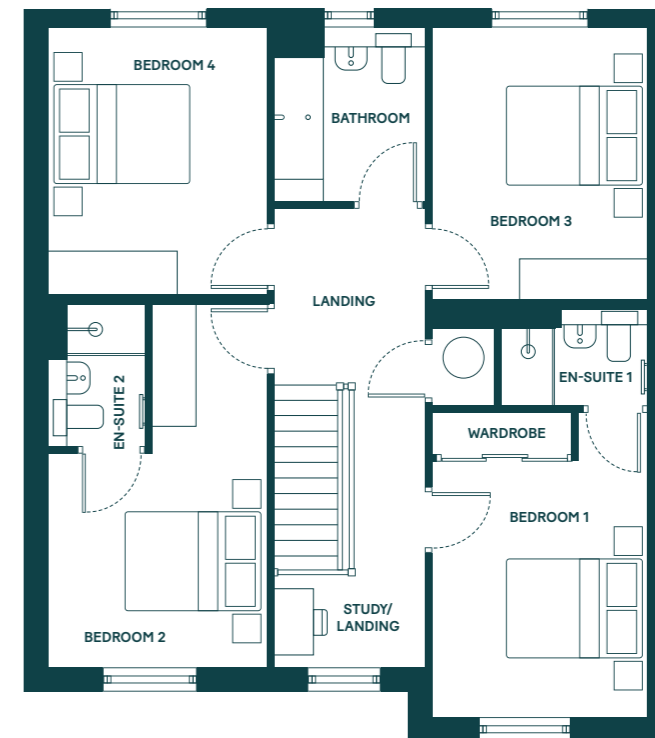
Disclaimer: Images are indicative and for illustrative purposes only. Floor plan demonstrate the general layout of the property and room dimensions are taken from working drawings, but these are not precise measurements to be relied upon as slight variations may occur during construction.



Ground Floor



First Floor



Elvet

4 bed detached home with integral garage

Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Lounge	3,060 x 5,414	10'0" x 17'9"
Kitchen/Dining	6,334 x 4,134	20'9" x 13'7"

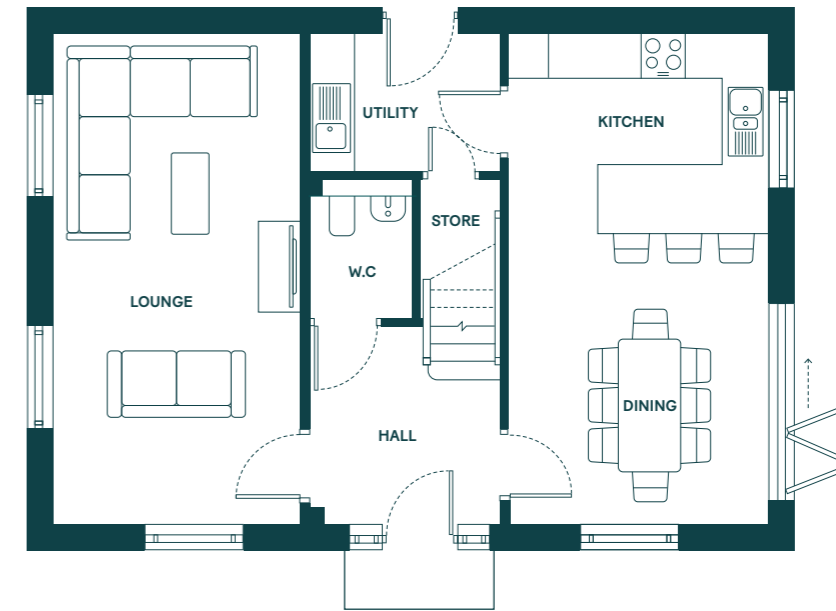
First Floor

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"

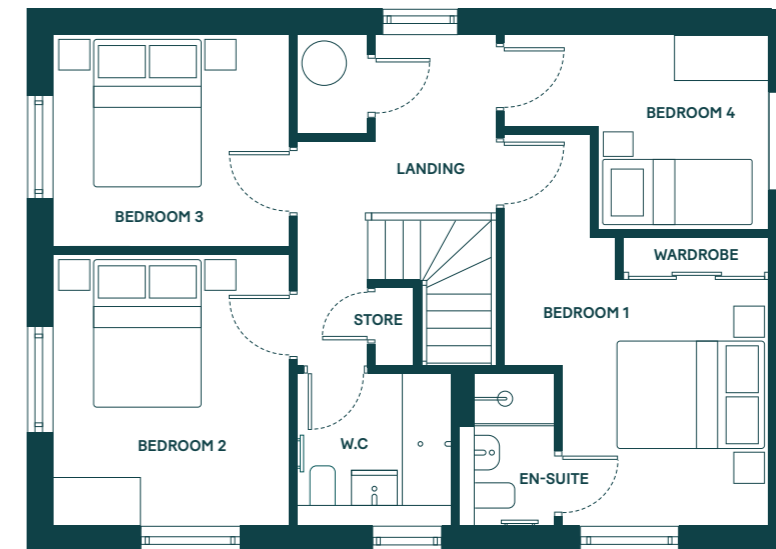
Disclaimer: Images are indicative and for illustrative purposes only. Floor plan demonstrate the general layout of the property and room dimensions are taken from working drawings, but these are not precise measurements to be relied upon as slight variations may occur during construction.



Ground Floor



First Floor



Hurworth

4 bed detached home with detached garage

Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Lounge	3,287 x 6,660	10'9" x 21'10"
Kitchen/Dining	3,502 x 6,660	11'6" x 21'10"

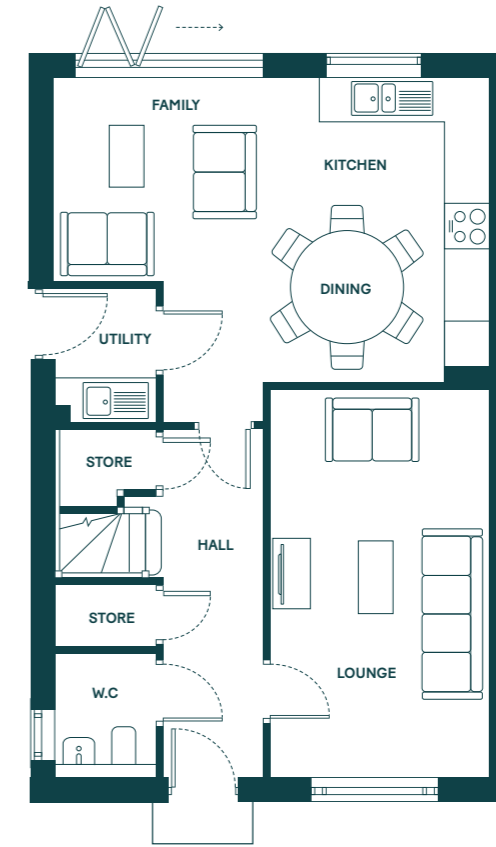
First Floor

ROOM	Metric (mm)	Imperial (sq ft)
Bedroom 1	2,750 x 3,908	9'0" x 12'10"
En suite 1	1,293 x 2,058	4'3" x 6'9"
Bedroom 2	3,221 x 3,672	10'7" x 12'1"
Bedroom 3	3,221 x 2,900	10'7" x 9'6"
Bedroom 4	2,261 x 2,664	7'5" x 8'9"
Bathroom	2,144 x 2,058	7'0" x 6'9"

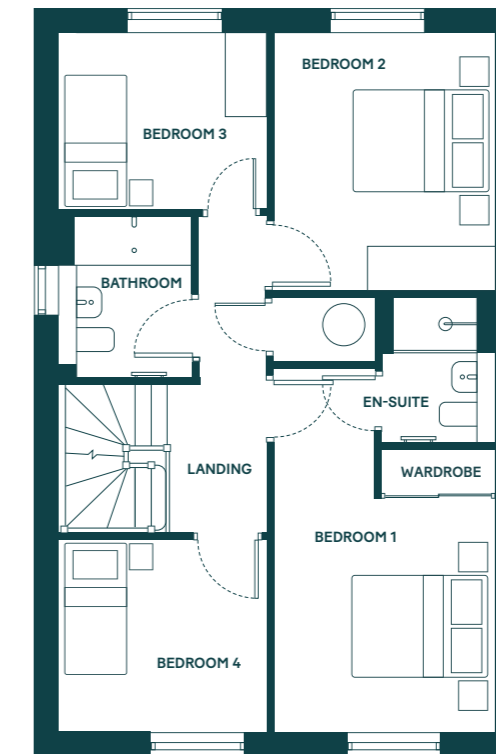
Disclaimer: Images are indicative and for illustrative purposes only. Floor plan demonstrate the general layout of the property and room dimensions are taken from working drawings, but these are not precise measurements to be relied upon as slight variations may occur during construction.



Ground Floor



First Floor



Inkerman

4 bed detached home with detached garage

Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Lounge	3,100 x 5,537	10'2" x 18'2"
Kitchen/Family/Dining	6,210 x 4,347	20'4" x 14'3"

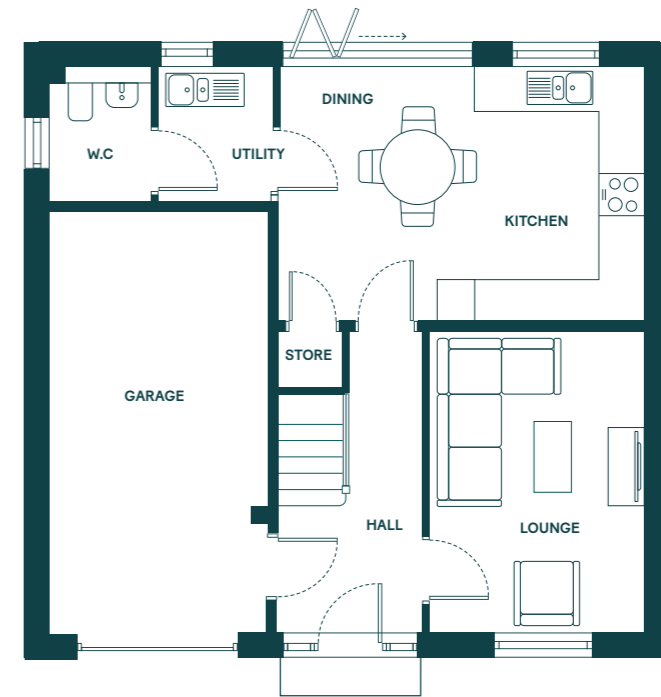
First Floor

ROOM	Metric (mm)	Imperial (sq ft)
Bedroom 1	3,162 x 4,051	10'4" x 13'3"
En suite 1	1,591 x 2,091	5'3" x 6'10"
Bedroom 2	3,162 x 3,685	10'4" x 12'1"
Bedroom 3	2,960 x 2,549	9'9" x 8'4"
Bedroom 4	2,960 x 2,755	9'9" x 9'0"
Bathroom	1,890 x 2,269	6'2" x 7'5"

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



Carrington

4 bed detached home with integral garage

Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Lounge	3,059 x 4,285	10'0" x 14'1"
Kitchen/Dining	5,173 x 3,600	17'0" x 11'10"

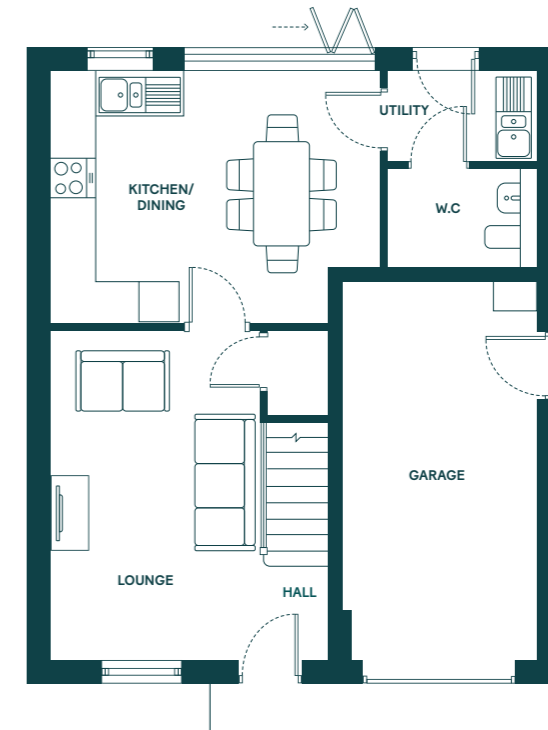
First Floor

ROOM	Metric (mm)	Imperial (sq ft)
Bedroom 1	2,929 x 3,995	9'7" x 13'1"
En suite 1	2,155 x 1,701	7'1" x 5'7"
Bedroom 2	3,200 x 3,707	10'6" x 12'2"
Bedroom 3	2,929 x 3,927	9'7" x 12'11"
Bedroom 4	3,200 x 3,227	10'6" x 10'7"
Bathroom	2,155 x 2,183	7'1" x 7'2"

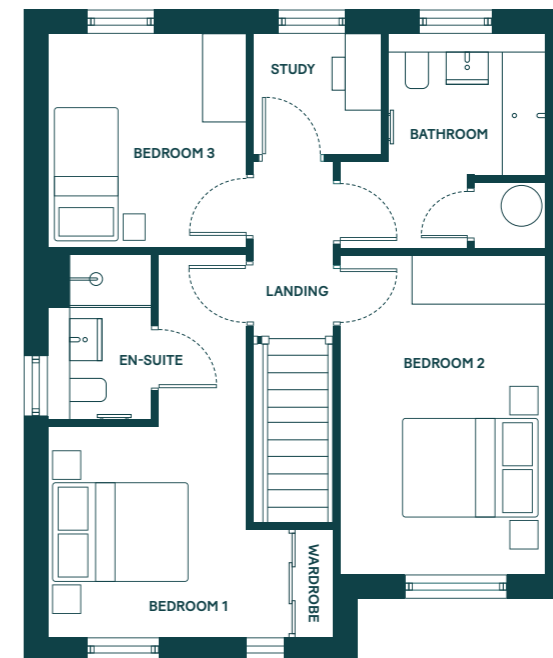
Disclaimer: Images are indicative and for illustrative purposes only. Floor plan demonstrate the general layout of the property and room dimensions are taken from working drawings, but these are not precise measurements to be relied upon as slight variations may occur during construction.



Ground Floor



First Floor



Derwent

3 bed detached home with integral garage

Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Lounge	2,948 x 4,772	9'8" x 15'8"
Kitchen/Dining	4,697 x 3,600	15'5" x 11'10"

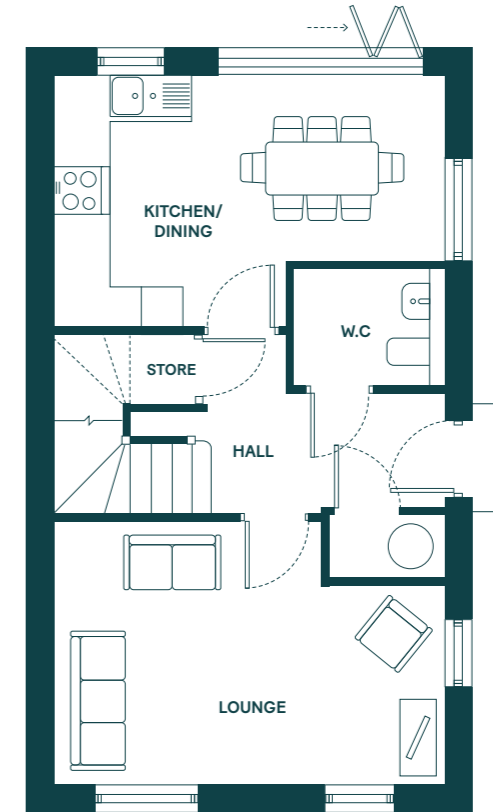
First Floor

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"

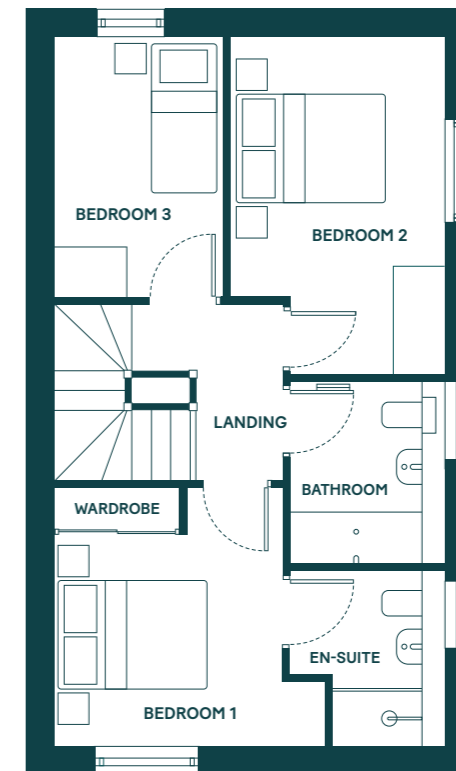
Disclaimer: Images are indicative and for illustrative purposes only. Floor plan demonstrate the general layout of the property and room dimensions are taken from working drawings, but these are not precise measurements to be relied upon as slight variations may occur during construction.



Ground Floor



First Floor



Oswald

3 bed detached home with driveway

Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Lounge	5,085 x 3,415	16'8" x 11'2"
Kitchen/Dining	5,085 x 3,394	16'8" x 11'2"

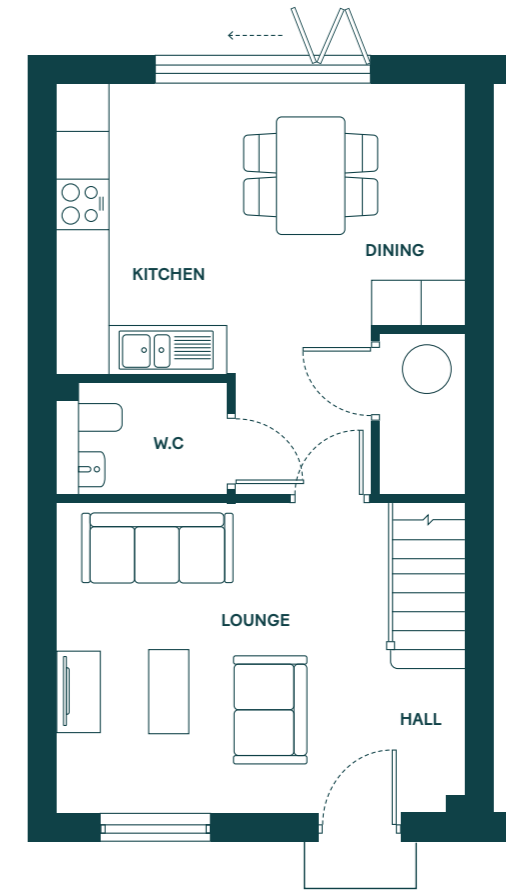
First Floor

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"

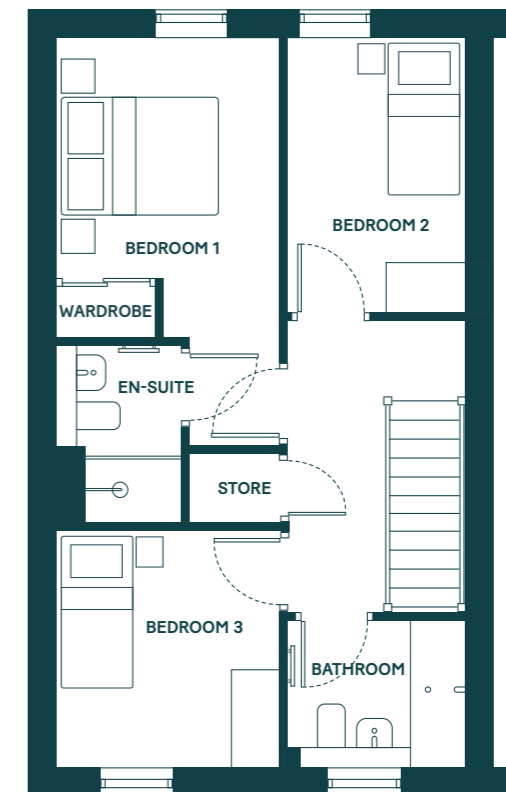
Disclaimer: Images are indicative and for illustrative purposes only. Floor plan demonstrate the general layout of the property and room dimensions are taken from working drawings, but these are not precise measurements to be relied upon as slight variations may occur during construction.



Ground Floor



First Floor



Meadowfield

3 bed semi detached home with detached garage

Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Lounge	4,086 x 3,797	13'5" x 12'5"
Kitchen/Dining	5,068 x 3,600	16'8" x 11'10"

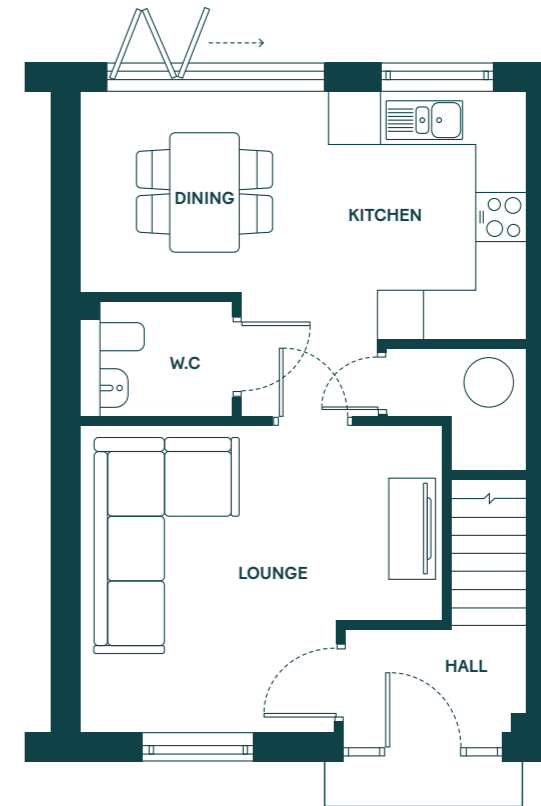
First Floor

ROOM	Metric (mm)	Imperial (sq ft)
Bedroom 1	2,750 x 3,691	9'0" x 12'1"
En suite 1	1,532 x 2,188	5'0" x 7'2"
Bedroom 2	2,230 x 3,373	7'4" x 11'1"
Bedroom 3	2,750 x 2,961	9'0" x 9'9"
Bathroom	2,208 x 1,815	7'3" x 5'11"

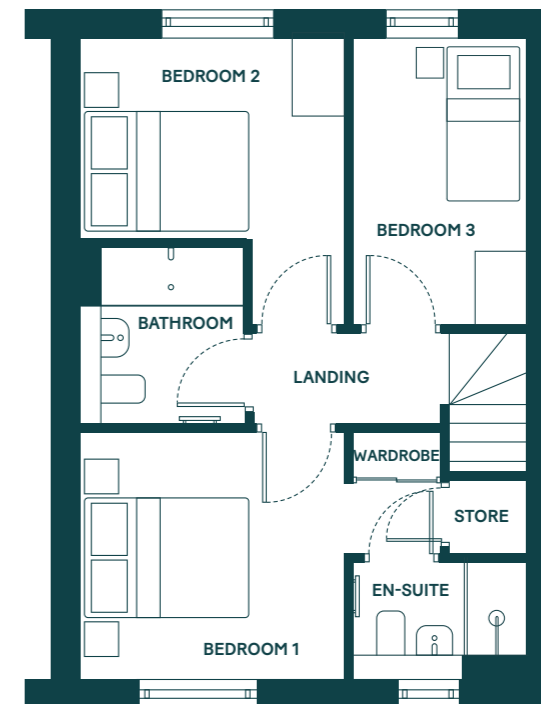
Disclaimer: Images are indicative and for illustrative purposes only. Floor plan demonstrate the general layout of the property and room dimensions are taken from working drawings, but these are not precise measurements to be relied upon as slight variations may occur during construction.



Ground Floor



First Floor



Thornton

3 bed semi detached home with driveway

Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Lounge	4,416 x 3,740	14'6" x 12'3"
Kitchen/Dining	5,429 x 3,000	17'10" x 9'10"

First Floor

ROOM	Metric (mm)	Imperial (sq ft)
Bedroom 1	3,190 x 2,989	10'6" x 9'10"
En suite 1	2,135 x 1,397	7'0" x 4'7"
Bedroom 2	3,184 x 2,469	10'5" x 8'1"
Bedroom 3	2,150 x 3,488	7'1" x 11'5"
Bathroom	1,958 x 2,119	6'5" x 6'11"

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



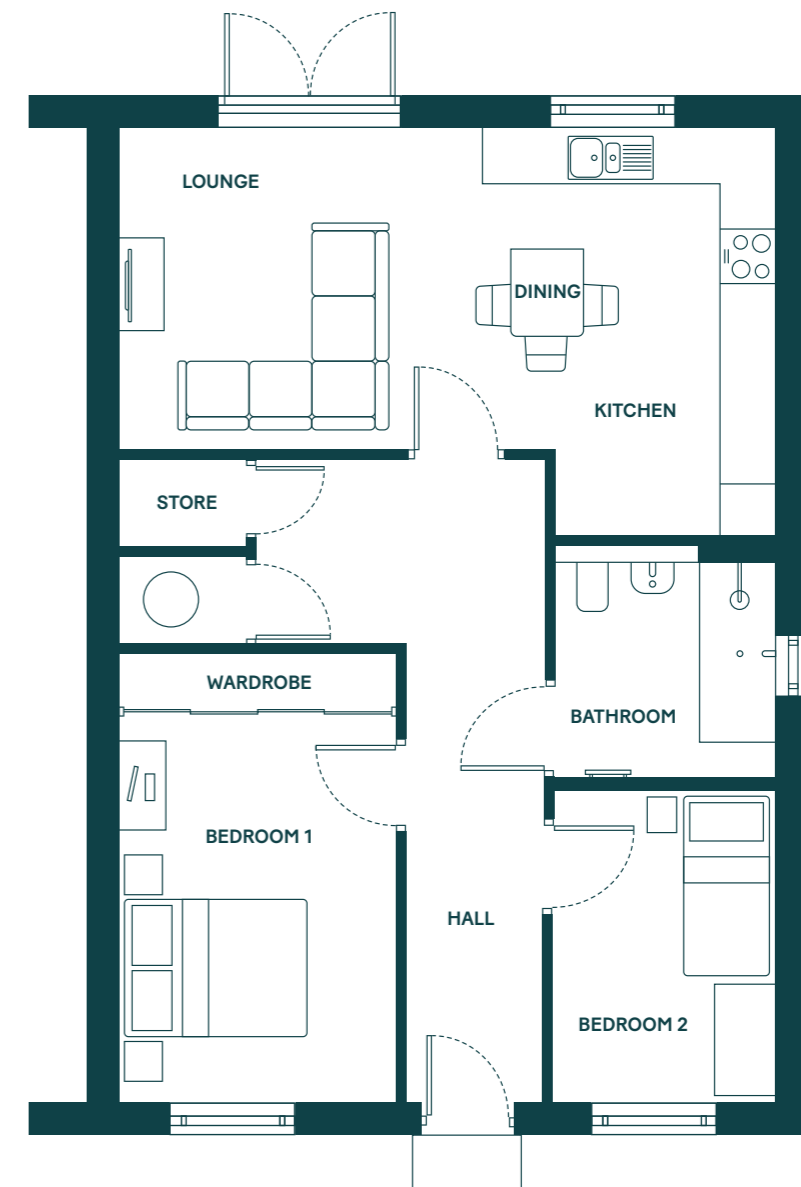
Sandyforth

2 bed semi detached bungalow with driveway

Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Lounge/Kitchen/Dining	7,205 x 3,526	23'8" x 11'7"
Bedroom 1	3,067 x 4,924	10'1" x 16'2"
Bedroom 2	2,450 x 3,470	8'0" x 11'5"
Bathroom	2,440 x 2,576	8'0" x 8'5"

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



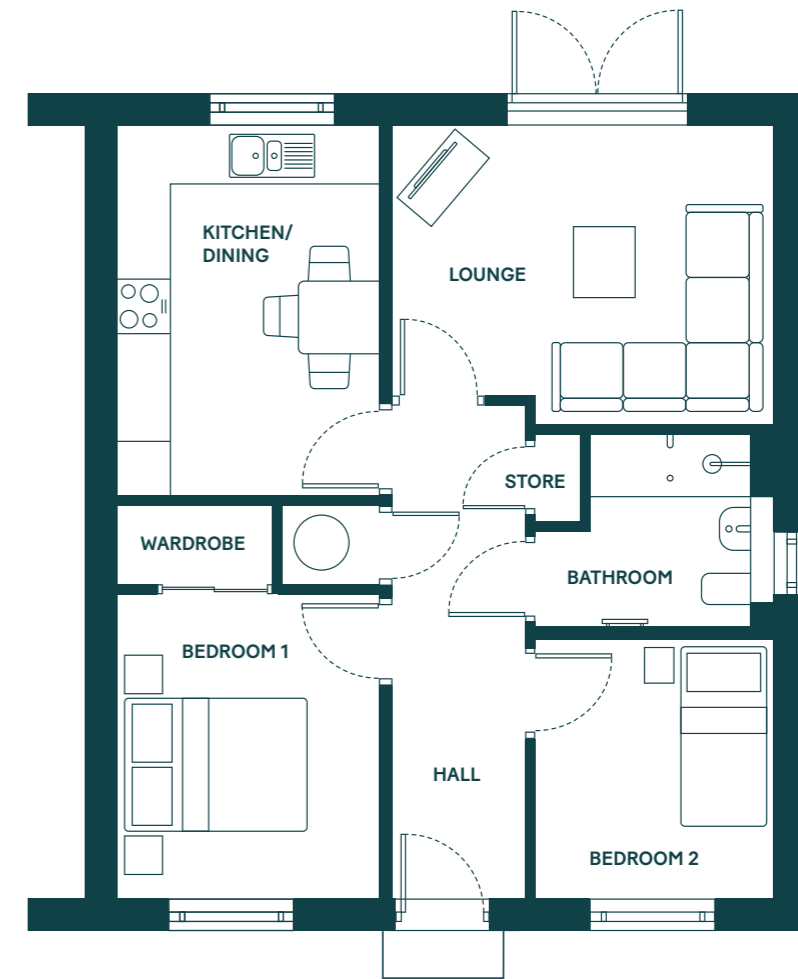
Rosewell

2 bed semi detached bungalow with driveway

Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Lounge	4,172 x 3,264	13'8" x 10'9"
Kitchen/Dining	2,886 x 4,047	9'6" x 13'3"
Bedroom 1	2,886 x 3,337	9'6" x 10'11"
Bedroom 2	2,612 x 2,870	8'7" x 9'5"
Bathroom	2,001 x 2,144	6'7" x 7'0"

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.





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, supporting wildlife and surrounding your home with green spaces.

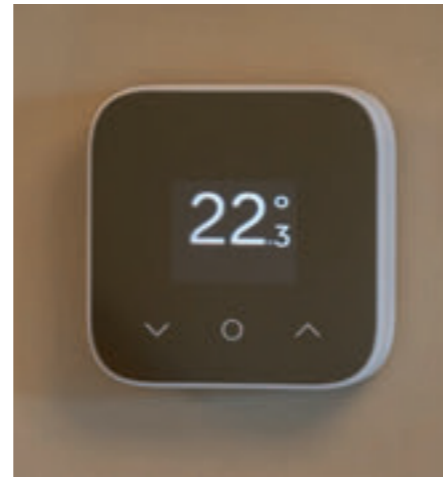


We've also future-proofed our designs with energy-efficiency and the latest intelligent technology – for lower energy bills.

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

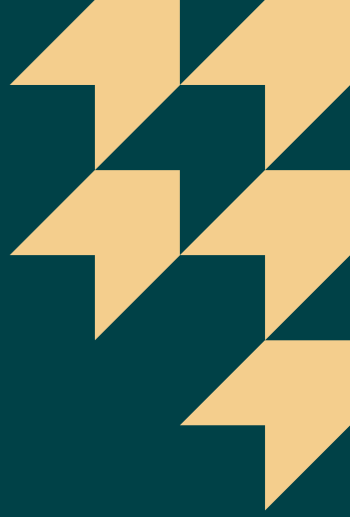


THE PASTURES

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.

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



The finer details.

It's the finer details that make a Banks Home extra special. From underfloor heating to bespoke kitchens. See our specifications for The Pastures, Hambleton.



Fitted wardrobes
in Bedroom 1
- included as
standard

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.

Free-standing Electrolux washer/dryer

Hydra 1.5 sink in grey.

Kitchen monoblock mixer tap.

Down lighters in chrome or white.

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

YouK shelving unit above worktops.

Pan drawer with smoked glass sides.

Wooden cutlery drawer.

Bathroom & En-suites

Porcelanosa wall hung WC with soft-close.

Porcelanosa double ended bath with mixer tap.

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.

Tiled niches to en-suites.

White shaver socket in main bathroom.

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 in the Broadoak, Elvet, Hawthorne and Redworth.

Anthracite towel rail to bathrooms and en-suite.

Chrome or 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).

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).

Ring doorbell hard-wired.

Internal Finishes

2.6m high ceilings to ground floor in the Broadoak.

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 with two story homes.

Aluminium french doors with bungalows.

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 paving stones to path and patio.

Insulated electric garage doors to all integral garages.

For more information
please speak to your
sales executive.





Tiled niches - come as standard in en-suite showers



Underfloor heating on the ground floor - included as standard in our Broadoak, Elvet, Hawthorne, and Redworth house types - for more information please speak to your sales executive



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



Disclaimer: Images are indicative and for illustrative purposes only.

Garden - turf, outside tap and fence are all included

A woman with dark hair in braids, wearing glasses and a teal turtleneck, is smiling and looking down at a document. She is sitting at a table with another person whose hand is visible at the bottom of the frame. The background is a blurred indoor setting with vertical blinds.

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 Pastures, Hambleton is a smooth and pleasant experience. 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-pastures



Homes designed by life.

BANKSHomes

Web: bankshomes.co.uk/the-pastures

Email: thepastures@bankshomes.co.uk

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



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 is not guaranteed and does not constitute a contract, part of a contract or warranty.

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

REF: HJB/4268/3b_JMB. Published September 2025. © The Banks Group Ltd 2025. All rights reserved.



