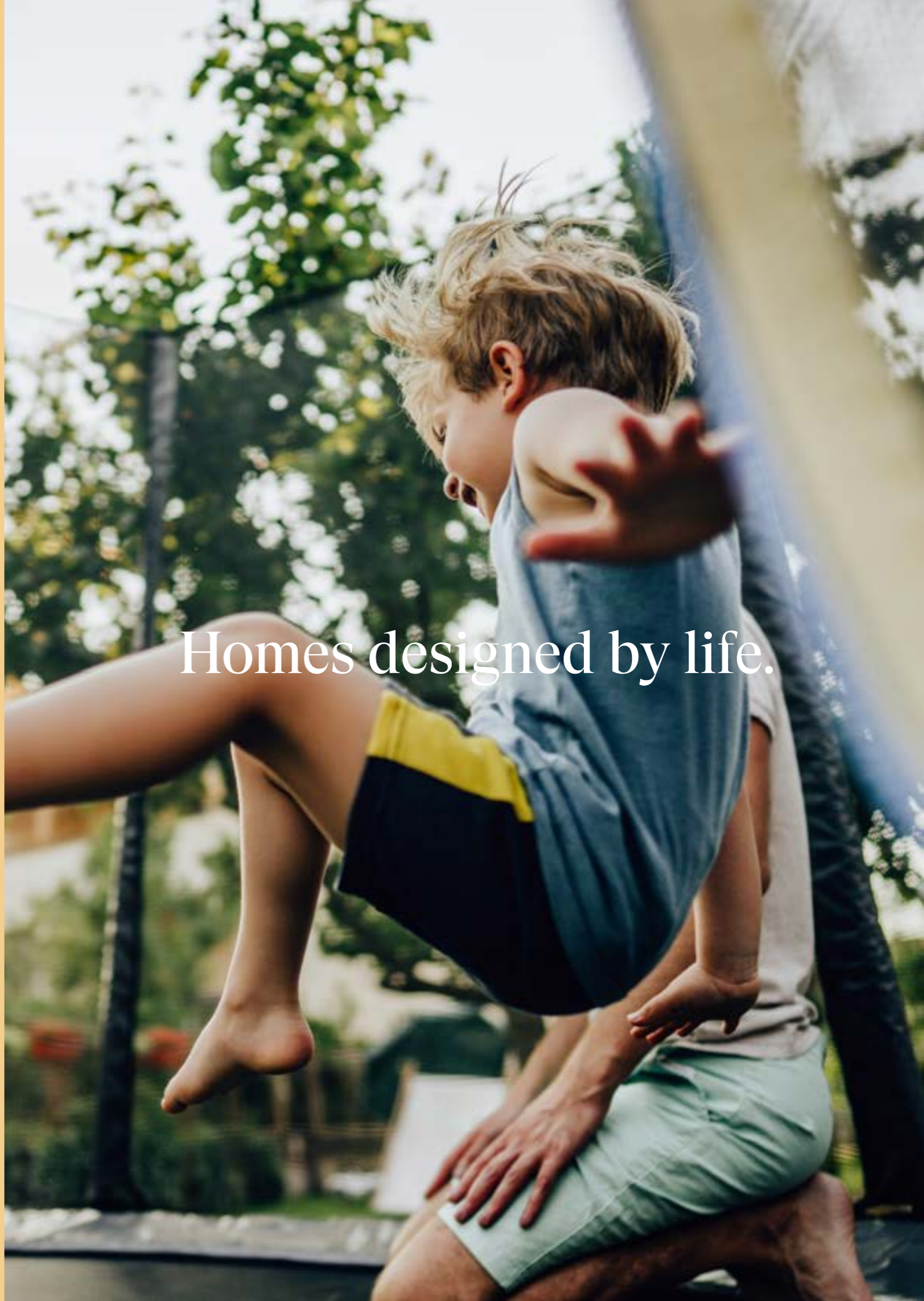


# The Cornfields

YARM • NORTH YORKSHIRE

**BANKSHomes**



Homes designed by life.

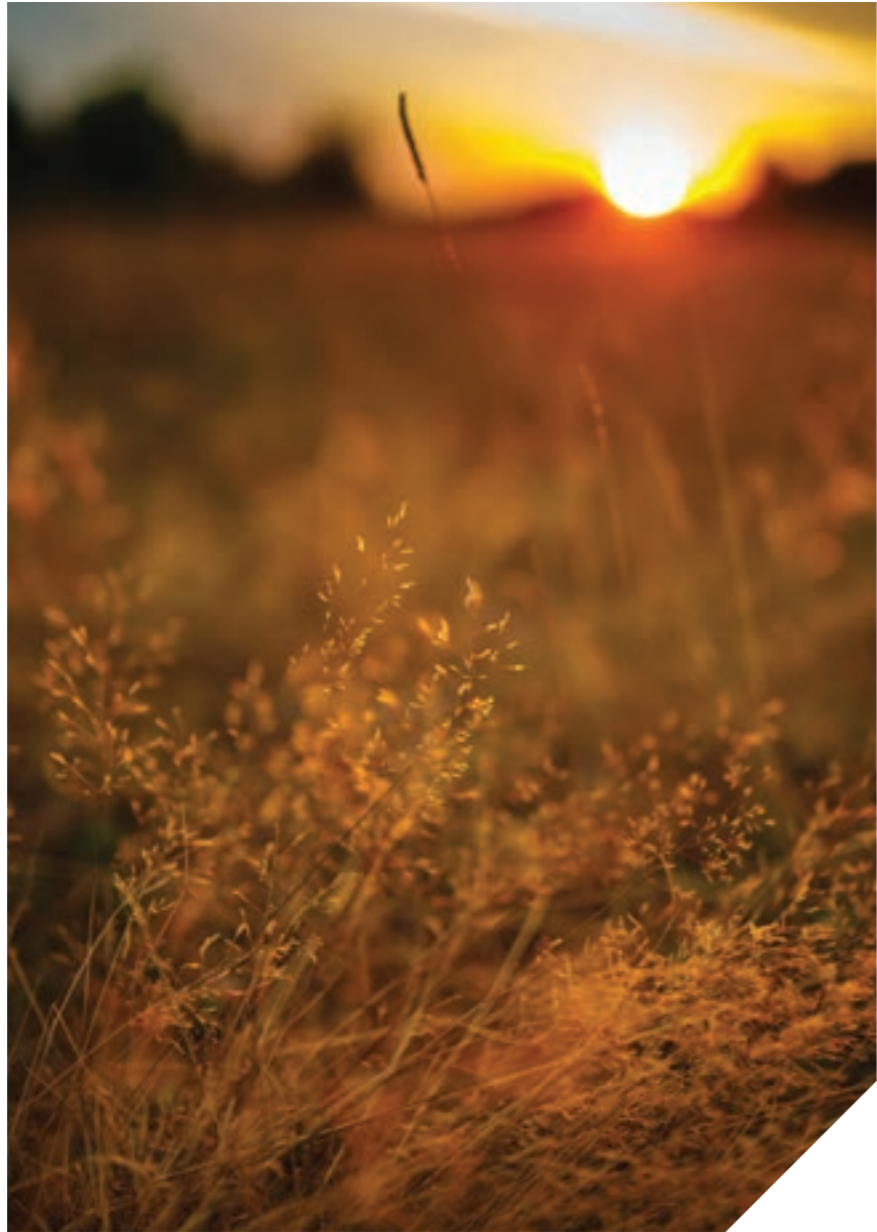


In the perfect place for you





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.**

# 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.

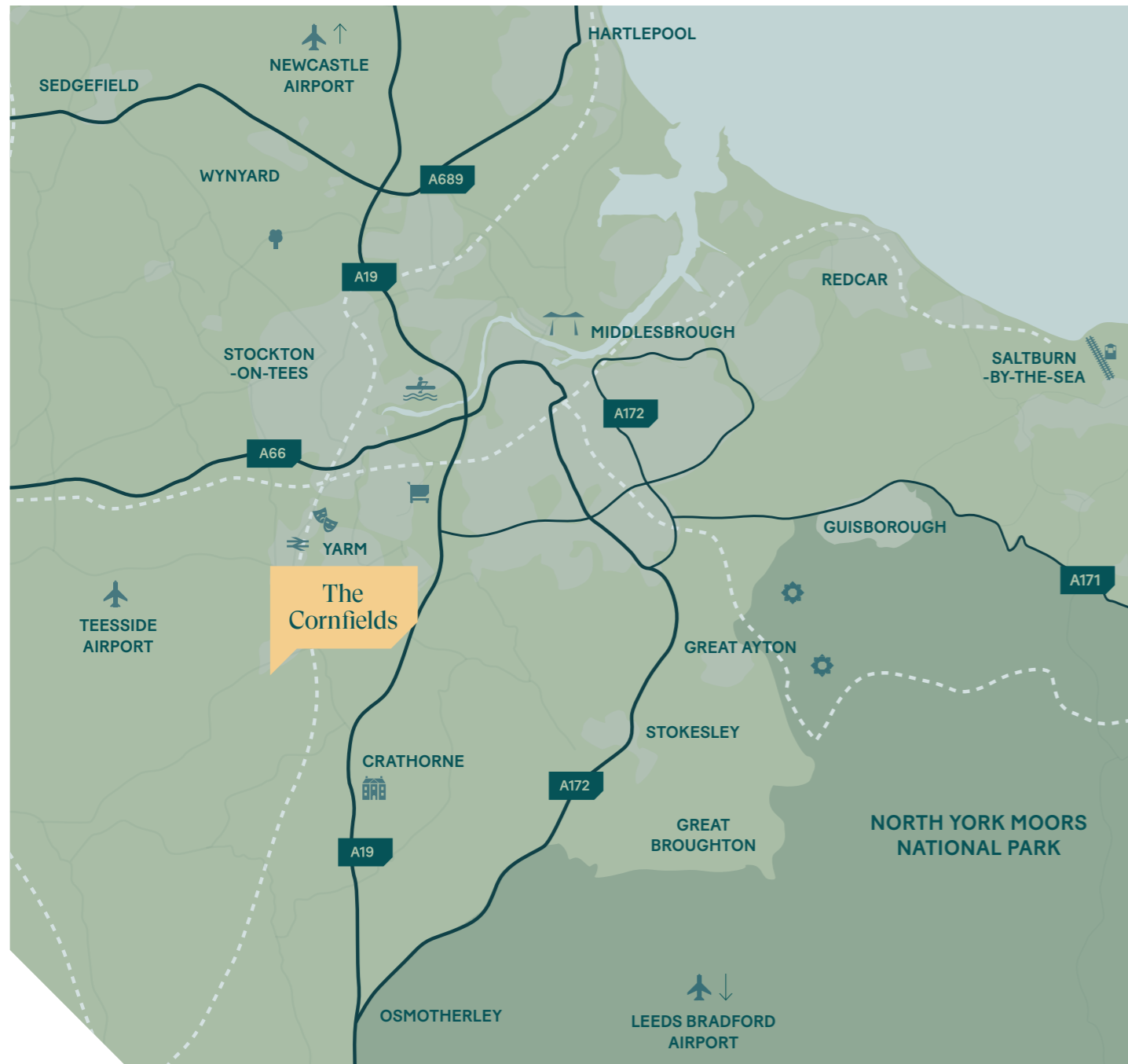
Even the most beautiful home can feel out of place in the wrong setting. As a company with extensive experience in securing land for housebuilding, we understand the importance of choosing a site that is close to everywhere you need to be.

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.





# Desirable location.

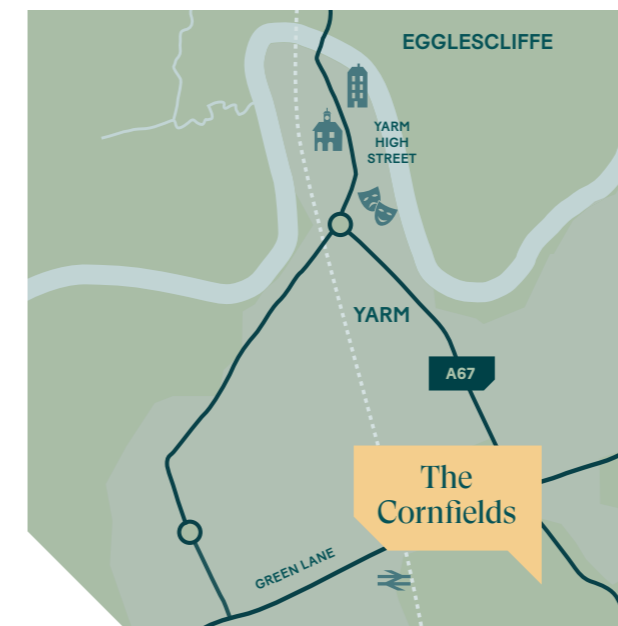


The Cornfields is perfectly placed in Yarm, a charming Georgian market town in North Yorkshire. Nestled on the banks of the River Tees boasting a picturesque cobbled high street lined with an array of independent shops, boutiques, and eateries, giving residents a vibrant community atmosphere.

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, Egglecliffe School & Sixth Form, and Teesside High. For primary children, Yarm Primary, Levensdale Primary, and Egglecliffe 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	13 miles	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 Egglecliffe 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



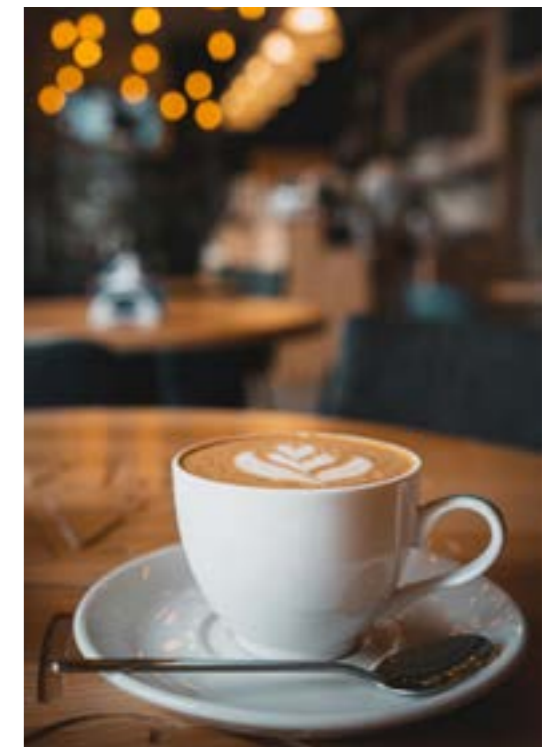
Yarm is an idyllic place to live, surrounded by countryside and green spaces. Its bustling High Street retains its Georgian architecture with a wide variety of artisan boutiques, cafés, and eateries.



**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

# 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 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.

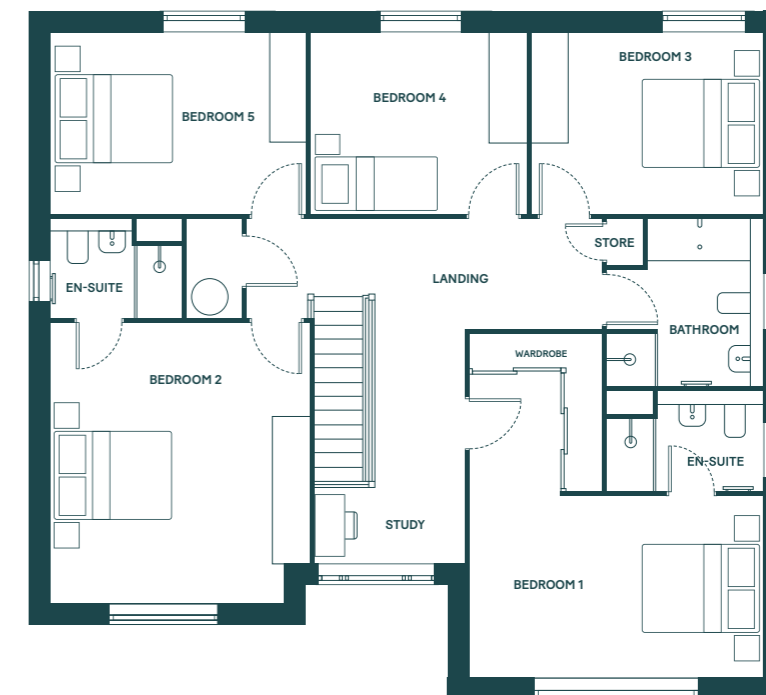




Ground Floor



First Floor



# Westerton

5 bed detached home with integral double garage

## Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Lounge	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	4,304 x 4,658	14'1" x 15'3"
En suite 2	2,174 x 1,439	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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# Sheraton

5 bed detached home with integral garage

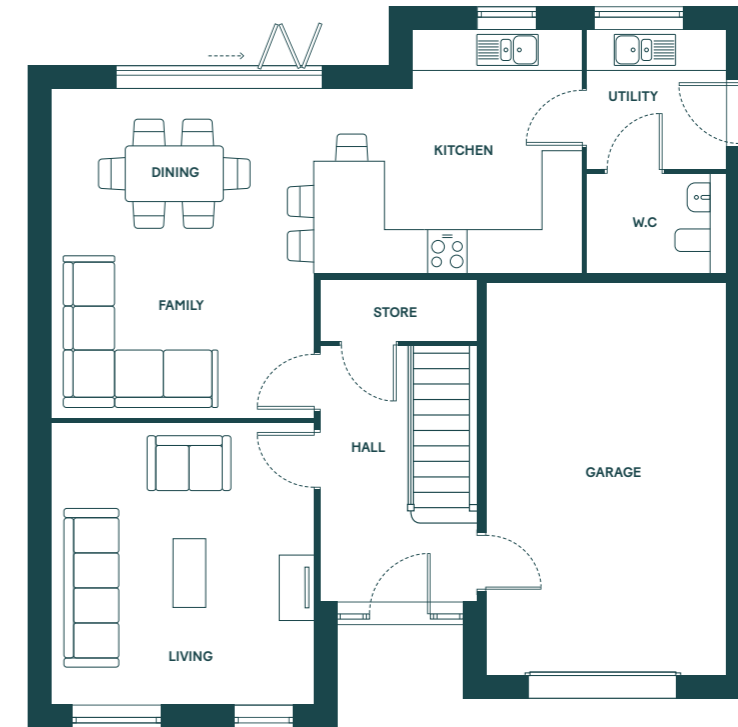
## Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Lounge	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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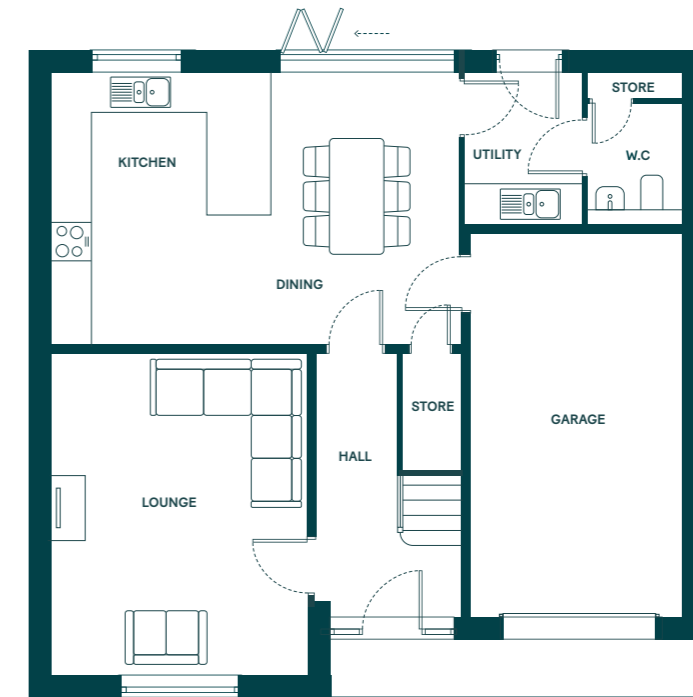
Ground Floor



First Floor



Ground Floor



First Floor



# 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"

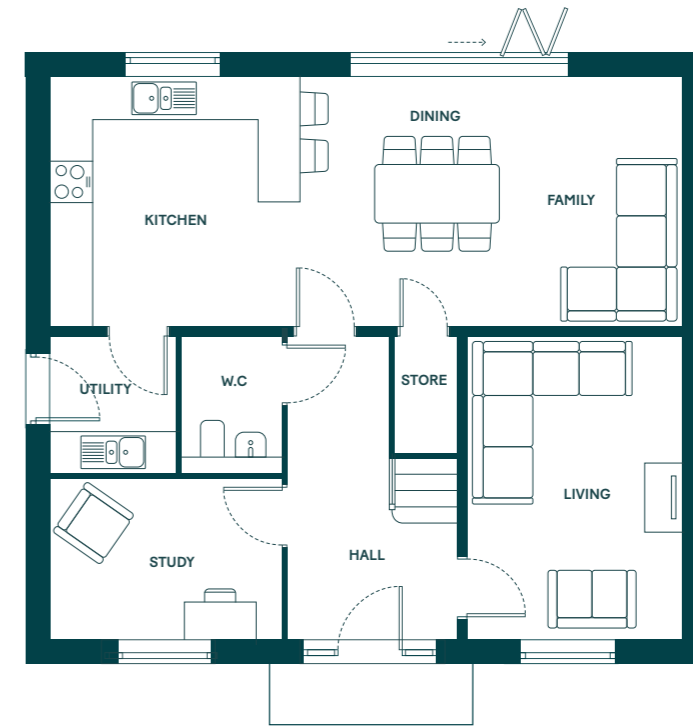
## First Floor

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"

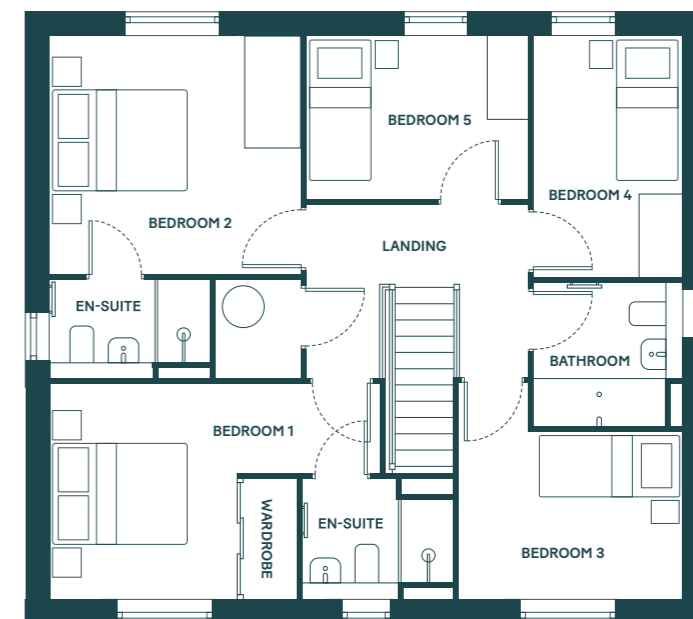
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Ground Floor



First Floor



# Amberswood

5 bed detached home with detached garage

## Ground Floor

ROOM	Metric (mm)	Imperial (sq ft)
Lounge	3,100 x 4,375	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	1,905 x 2,081	6'3" x 6'10"

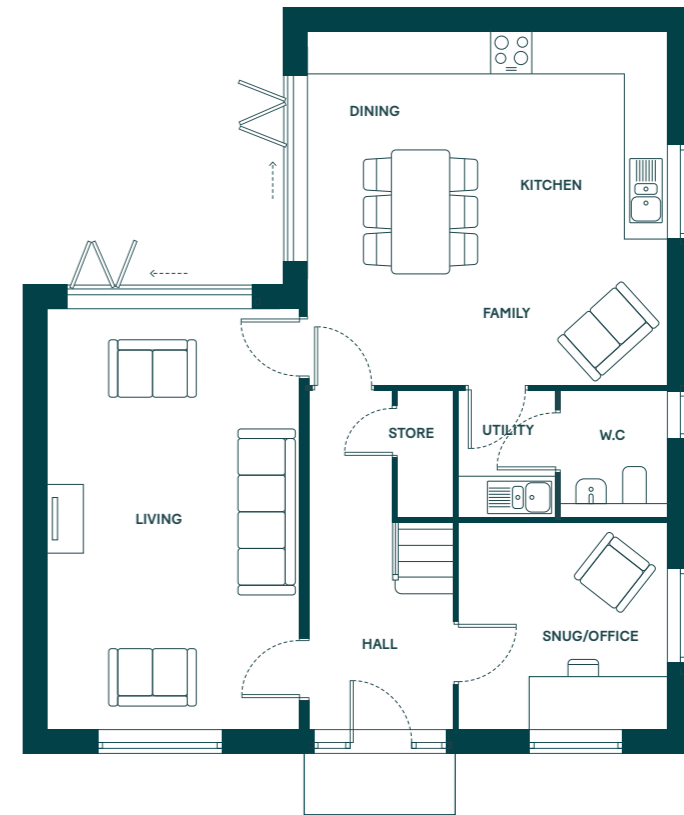
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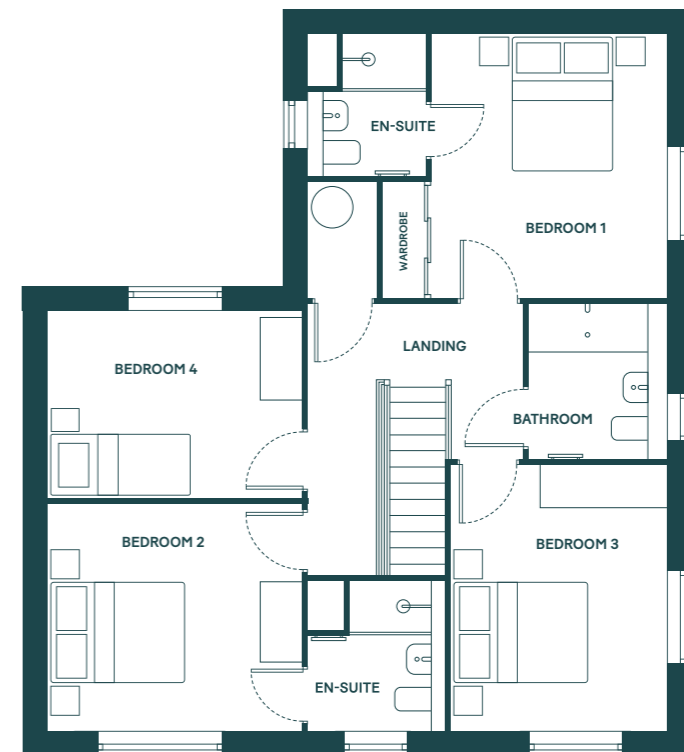
# Bondgate

4 bed detached home with detached garage

Ground Floor



First Floor



## Ground Floor

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

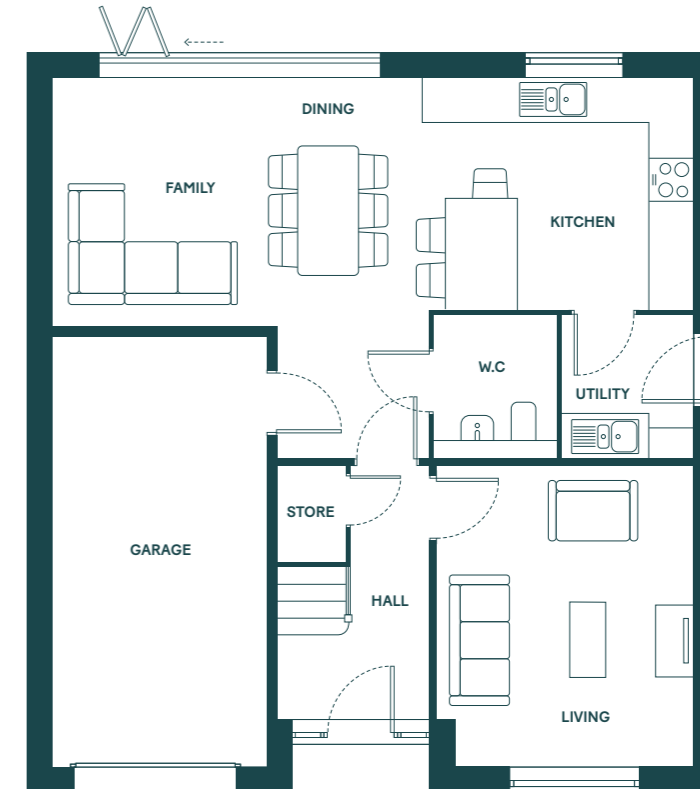
## First Floor

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"

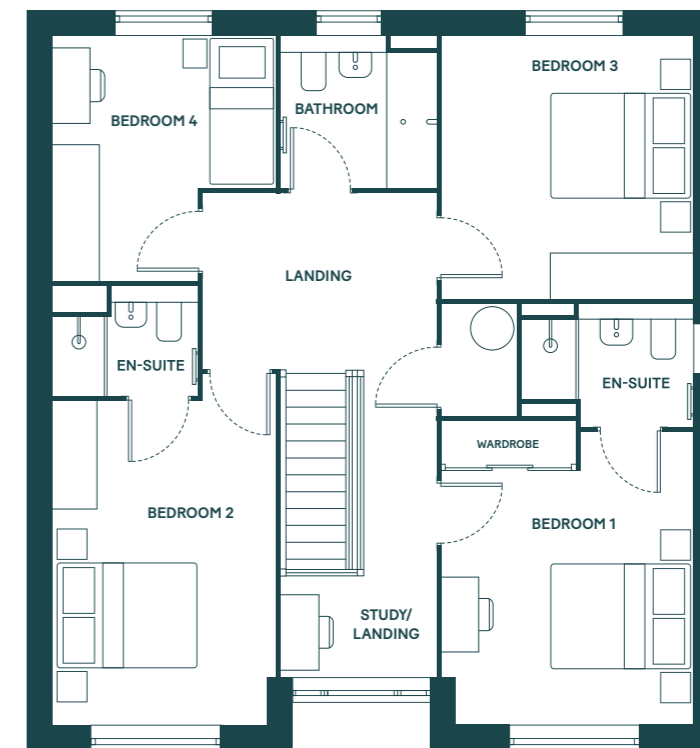
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Ground Floor



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"

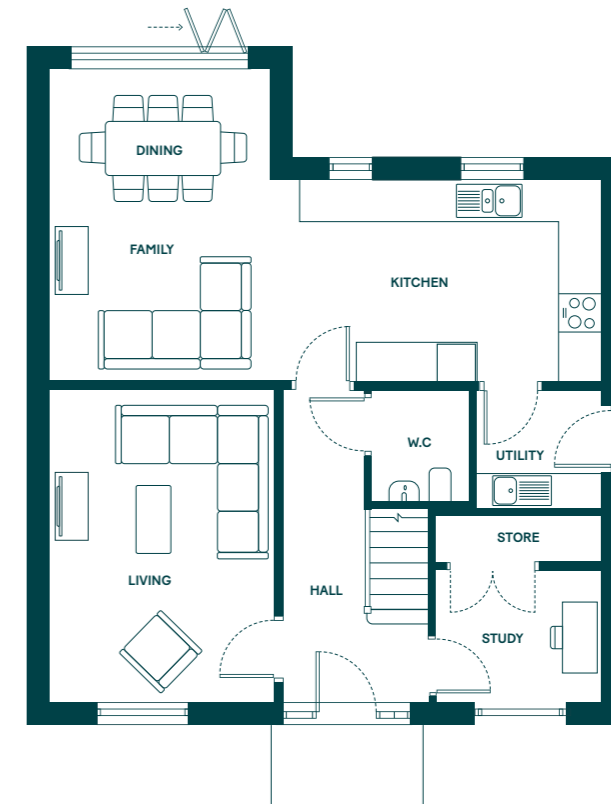
## First Floor

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"

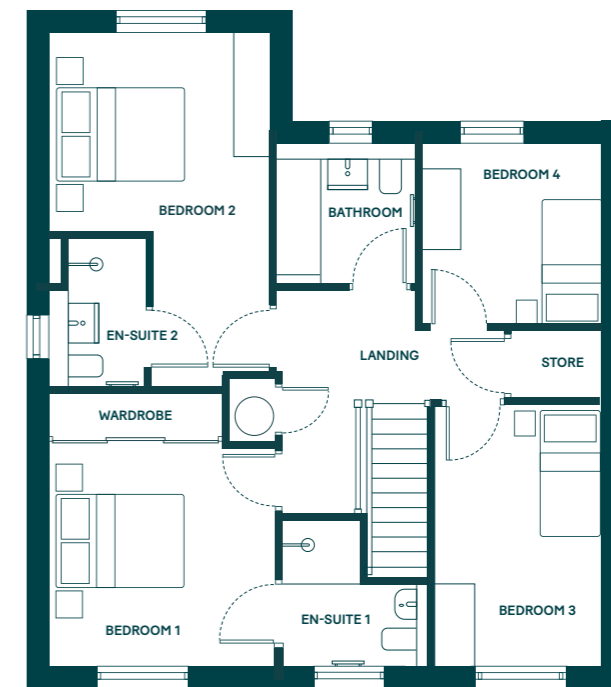
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Ground Floor



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"

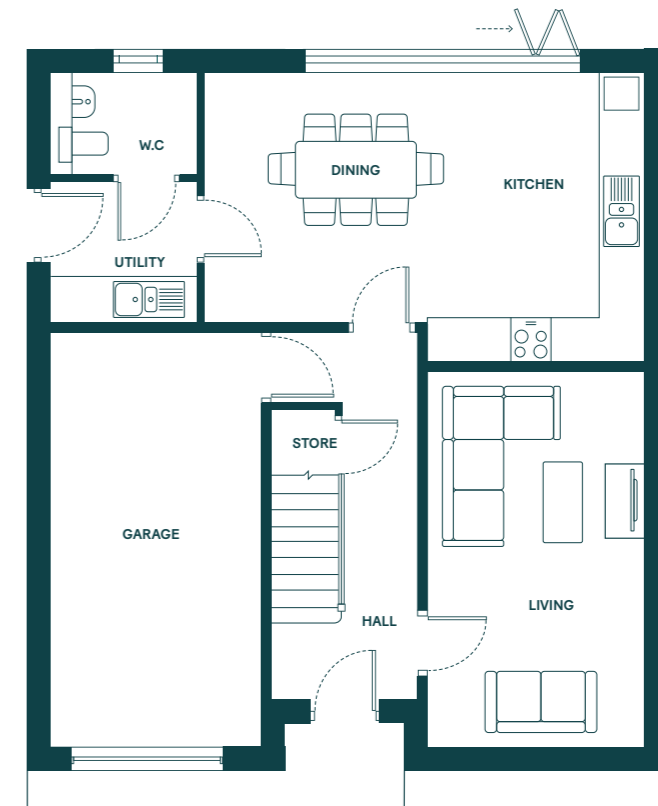
## First Floor

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"

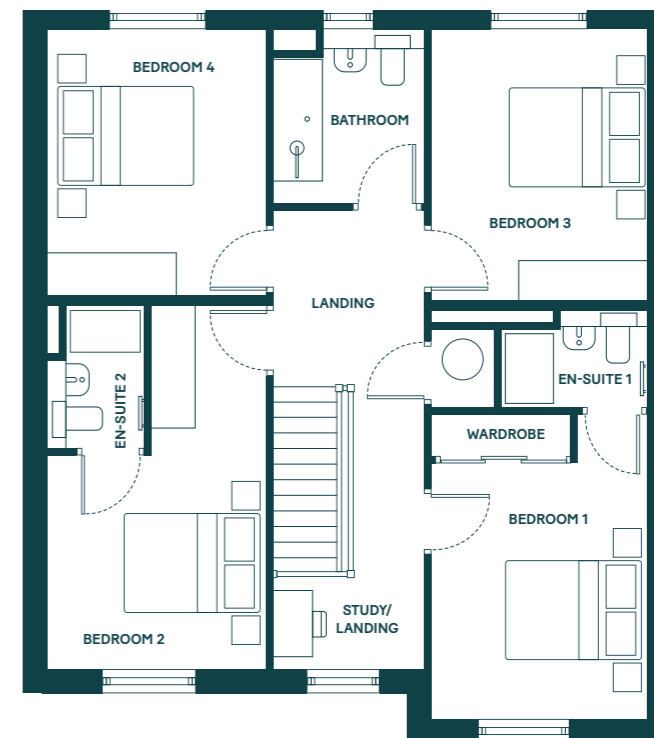
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Ground Floor



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	6,334 x 4,134	20'9" x 13'7"

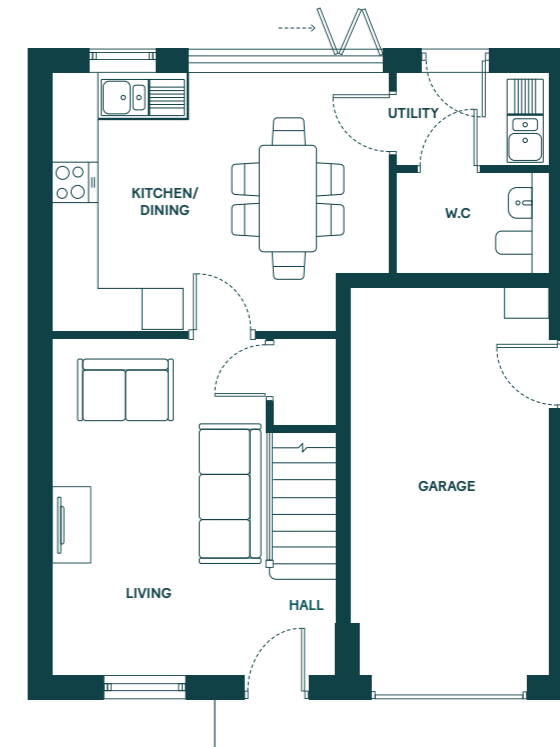
## First Floor

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"

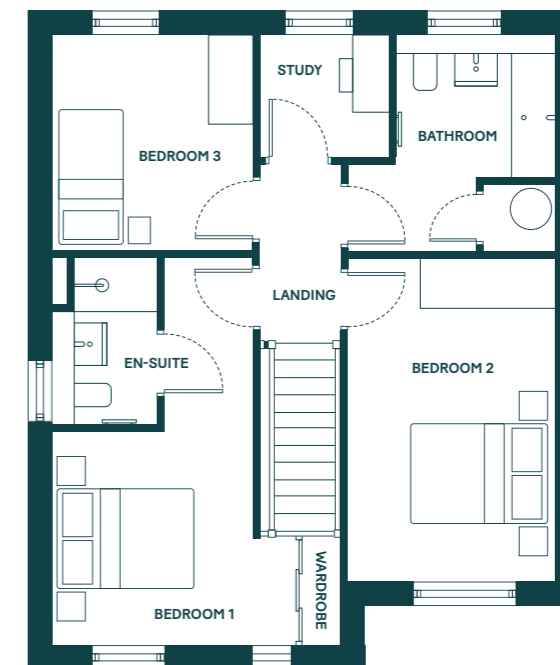
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Ground Floor



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	4,697 x 3,600	15'5" x 11'10"

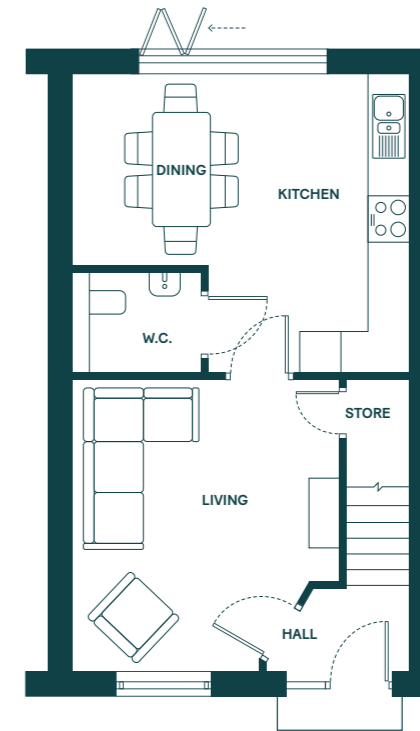
## First Floor

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"

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Ground Floor



# Thurcroft

3 bed semi detached home set over 3 floors

## Ground Floor

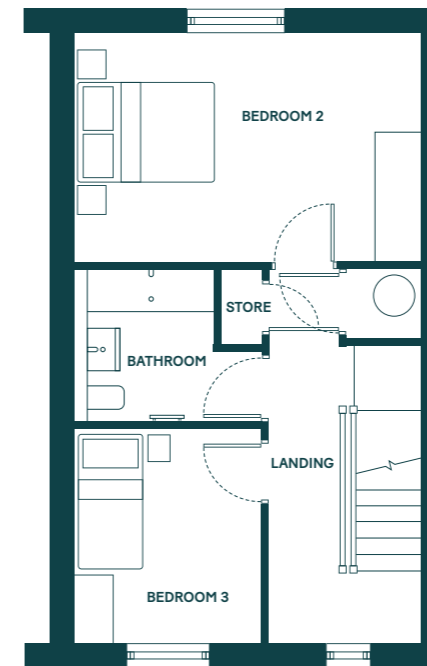
ROOM	Metric (mm)	Imperial (sq ft)
Lounge	3,849 x 4,171	12'8" x 13'8"
Kitchen	4,837 x 4,313	15'10" x 14'2"

## First Floor

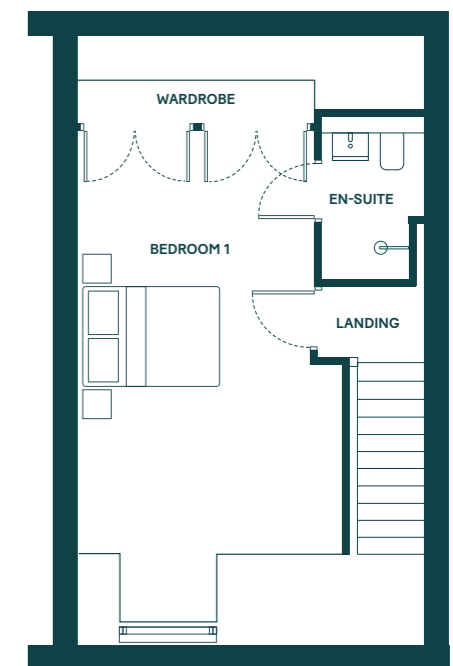
ROOM	Metric (mm)	Imperial (sq ft)
Bedroom 2	4,837 x 3,231	15'10" x 10'7"
Bedroom 3	2,669 x 3,015	8'9" x 9'11"
Bathroom	1,800 x 2,150	5'11" x 7'2"

## 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"



First Floor



Second Floor

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# Oswald

3 bed detached home with driveway

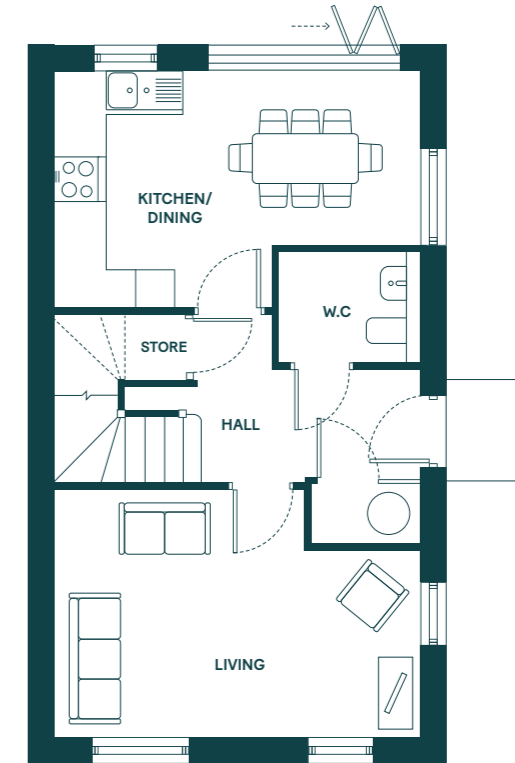
## Ground Floor

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

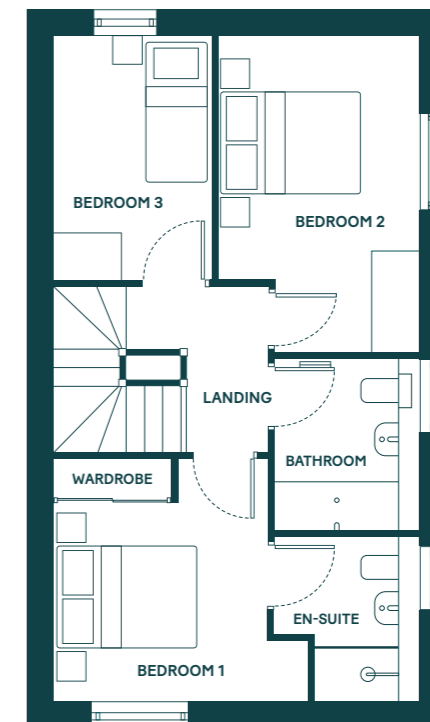
## First Floor

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"

## Ground Floor



## First Floor



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## 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



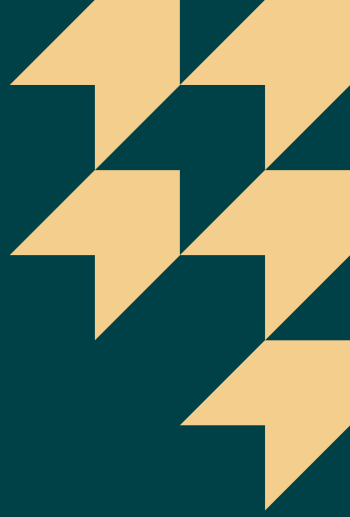
Smart energy systems



EV charging points

## Style as standard.

Inspiring design is never an optional extra with a Banks Home. From contemporary designed brickwork and luxurious  $\frac{3}{4}$  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.



# 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 Cornfields, Yarm.



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.

York 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.

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.

Tiled niches to bathroom and 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 Amberswood, Sheraton, Bondgate, Broadoak, Elvet, Hawthorne, Redworth and Westerton.

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 Sheraton, Bondgate, Broadoak and Westerton.

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 your sales executive.





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



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