



Symeon Court

at
MOUNT OSWALD

BANKSHomes

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Find your
idyllic home in
this captivating,
historic, perfect
little city.

Journalist and author Bill Bryson
calls Durham 'a perfect little city'.





Symeon Court

at
MOUNT OSWALD

Banks Homes welcomes you to an exclusive collection of four and five bedroom luxury properties, perfectly placed in this prestigious setting on the southern edge of Durham City Centre.



At the heart of the North East

The quintessential old English university city of Durham has a wonderful timeless quality - that has attracted discerning buyers for many years. With its captivating winding cobbled streets and prominent peninsula crowned with a World Heritage Site.

Banks Homes is proud to offer an exclusive selection of large, luxury detached family homes in a highly sought-after location. Symeon Court is located at the centre of the prestigious Mount Oswald development that is found just south of the city centre.

The development has been planned, developed and managed by the Banks Group to become one of the most exclusive addresses in the region.

Well connected - the major local commercial centres of Newcastle, Sunderland and Teesside are easily accessed via the A1(M), the main arterial route north and south in the region.

The East Coast Main Line gives easy access to Edinburgh, Glasgow and Newcastle to the north; and Leeds, Manchester, Birmingham and London to the south. The city lies within 24 miles of Newcastle International Airport, and 28 miles from Durham Tees Valley Airport both giving a full range of flights, domestically and internationally.

A great place for families, Symeon Court falls in the catchment areas for a number of reputable public and state schools, including Neville's Cross Primary School, Saint Margaret's Church of England Primary School, Saint Oswald's Church of England Infant and Nursery School, Durham Johnston Comprehensive School, Durham School, Durham High School and of course Durham University.



Impeccably placed



| | | |
|--|--------------------------------|-----------|
| | Botanical Gardens | 500m |
| | Houghall Woods | 500m |
| | Durham Cathedral | 0.9 MILES |
| | Durham Centre | 1 MILE |
| | Ramside Hall Hotel, Golf & Spa | 6 MILES |
| | Durham Train Station | 1.4 MILES |
| | Heliport, Ramside Hall Hotel | 6 MILES |
| | Durham Tees Valley Airport | 22 MILES |
| | Newcastle Airport | 26 MILES |
| | A1(M) | 4 MILES |
| | A19 | 11 MILES |
| | A66 | 18 MILES |
| | Newcastle upon Tyne | 19 MILES |
| | Darlington | 21 MILES |
| | Stockton-on-Tees | 22 MILES |
| | Sunderland | 24 MILES |



Combine city living with country life

Durham City is an idyllic place to live. Surrounded by areas of outstanding natural beauty, such as Teesdale and Weardale, with the North East Heritage Coast only a short drive away.

A short walk away from Symeon Court is Durham's city centre which beautifully blends the city's medieval past with modern facilities.

Enjoy a moment of reflection in the awe-inspiring Cathedral, before walking along the banks of the River Wear, shopping or visiting the vast array of pubs, riverside cafés and restaurants. A number of leisure activities including top class cinemas, theatres, spa health clubs are also at hand.

Regular internationally acclaimed cultural events such as Lumiere, The Miner's Gala, Durham Regatta and Durham Brass help add to the cultural vibrance of the city.

Symeon Court is surrounded by woodlands and rural landscapes that provide fantastic views and plenty of choice of activities for those who enjoy the great outdoors.

This beautifully designed development is connected to relaxing country walks to explore at your leisure. Seek out the Wicker Man at Low Burnhall Woodland Trust or discover plants from near and far at the Botanical Gardens, just a stone's throw away.

With something for everyone, Durham caters for culture buffs, foodies, drink connoisseurs, music lovers and families big and small.



Live life
the way you
dreamed of...





Designed with you in mind

Development layout

This exclusively designed development of just eight forever homes, has been created to be the jewel in the crown of the prestigious Mount Oswald development.

With three bespoke house types available, you are sure to find the home that best suits your needs. Each home comes with generous landscaped garden spaces that compliment the additional green spaces across the Mount Oswald development, making the surrounding area calming and cloistered.

Symeon Court at Mount Oswald can be found off South Road, Durham City, DH1.





The Hunter*

5 BEDROOM • ATTACHED DOUBLE GARAGE

PLOTS: 3 / 4 / 7 / 8

Our luxurious, executive five bedroom home comprising of four large double bedrooms and a large single bedroom - designed to offer flexible and generous accommodation.

Entering through an oversized doorway, you are greeted by a large hallway with access to a formal lounge and study room or snug, each with large bay windows to maximise the light in each room.

At the end of the hallway, a large, open plan living space comprising of a family seating area, dining room and large kitchen offers space to entertain and relax in equal measure.

From the kitchen, there are large bi-fold doors which open out onto the generous garden spaces, bringing the outside in. A large utility room with space for a washer dryer, sink, boot storage and access to a w/c and the attached garage.

Upstairs, the principal bedroom, family bathroom and other four bedrooms are accessed from a central hallway. The principal bedroom suite also benefits from a large terrace with bi-fold door access, large en-suite bathroom and dressing area.

*The Hunter house type comes in two roof variations. The Hunter (Plots 3 and 4) have hipped ended roofs. The Hunter B-Type variant (Plots 7 and 8) have gable end roofs. Internal room layout is the same in both variants.



| THE HUNTER GROUND FLOOR | METRIC SIZES | IMPERIAL SIZES |
|-------------------------|-----------------|-----------------|
| Formal lounge | 4.435m x 5.310m | 14'7" x 17'5" |
| Lounge | 5.498m x 4.462m | 18'1" x 14'8" |
| Kitchen/dining | 4.850m x 8.160m | 15'11" x 26'10" |
| Study/snug | 2.538m x 4.460m | 8'4" x 14'8" |
| Utility | 2.538m x 3.422m | 8'4" x 11'3" |

| THE HUNTER FIRST FLOOR | METRIC SIZES | IMPERIAL SIZES |
|----------------------------|-----------------|----------------|
| Principal Bedroom/Dressing | 4.435m x 5.310m | 14'7" x 17'6" |
| En suite 1 | 1.925m x 2.972m | 6'4" x 9'10" |
| Bedroom 2 | 4.176m x 5.310m | 13'9" x 17'6" |
| En suite 2 | 1.925m x 2.250m | 6'4" x 7'5" |
| Bedroom 3 | 2.979m x 4.366m | 9'10" x 14'4" |
| Bedroom 4 | 2.392m x 4.425m | 7'11" x 14'7" |
| Bedroom 5 | 2.392m x 2.612m | 7'11" x 8'7" |
| Bathroom | 2.350m x 2.913m | 7'9" x 9'7" |







The Burnhope

4 BEDROOM • ATTACHED SINGLE GARAGE

PLOTS: 1 / 2 / 5 / 6

Our executive, double fronted four bedroom home, that promotes modern luxury family living, whilst being designed to offer the greatest flexibility and space.

Entering through an oversized doorway, there is a generous hallway with access to a study room or snug, formal lounge with feature fireplace and a w/c under the stairs.

At the end of the hallway a large open plan living space comprising of a family seating area, dining room and large kitchen offer space to entertain.

From the kitchen, there are large bi-fold doors which open out onto the generous garden spaces, bringing the outside in. There is also a large utility room with space for a washer dryer, sink, boot storage and internal access to the integrated garage.

Upstairs, the principal bedroom, three large double bedrooms and family bathroom are accessed from a central hallway. The principal bedroom suite also benefits from a large terrace with bi-fold door access.





| THE BURNHOPE GROUND FLOOR | METRIC SIZES | IMPERIAL SIZES |
|---------------------------|-----------------|----------------|
| Formal lounge | 5.075m x 3.947m | 16'8" x 13'0" |
| Lounge | 3.685m x 4.162m | 12'2" x 13'8" |
| Kitchen/dining | 5.035m x 5.873m | 16'7" x 19'4" |
| Study/snug | 3.175m x 3.230m | 10'5" x 10'8" |
| Utility | 1.813m x 2.550m | 6'0" x 8'5" |



| THE BURNHOPE FIRST FLOOR | METRIC SIZES | IMPERIAL SIZES |
|--------------------------|-----------------|----------------|
| Principal Bedroom | 3.432m x 5.675m | 11'4" x 18'8" |
| En suite | 1.925m x 3.230m | 6'4" x 10'8" |
| Bedroom 2 | 2.958m x 4.273m | 9'9" x 14'1" |
| Bedroom 3 | 3.426m x 3.168m | 11'3" x 10'5" |
| Bedroom 4 | 3.376m x 3.230m | 11'1" x 10'8" |
| Bathroom | 2.350m x 3.168m | 7'9" x 10'5" |





Specifications

BEAUTIFULLY DESIGNED KITCHENS

At the heart of every Banks Home is a beautifully designed and equipped kitchen. Whether you prefer a contemporary feel or a more traditional look, our homes at Symeon Court can be tailored to your chosen style. A range of options and complementing colours will be available and quality appliances found throughout.

- Choice of contemporary or traditional door finishes
- Soft motion hinges and doors
- Silestone worktops
- Induction hob*
- Single oven*
- Integrated low frost fridge freezer (60/40)*
- Integrated dishwasher*
- Extractor hood*
- Stainless steel one-and-a-half bowl sink
- Single lever monobloc mixer tap

*Appliance specifications may vary subject to availability

PRACTICAL AREAS

- Units to match kitchen choice
- Silestone worktop and laminate upstand
- Plumbing for washing machine and space for tumble dryer





Elegant design.
Quality finishes.



CONTEMPORARY BATHROOMS

“A place of sanctuary” for the whole family. Enjoy some well-deserved pampering or just get the family ready for bed in style. Each bathroom, en-suite and cloakroom features elegant design and high quality finishes from the Atelier Collections for maximum impact.

- Wall hung w/c with concealed cistern (depending on house type)
- Walls to bathroom and en-suites fully tiled to shower enclosure and shower tray. Half tiled to sanitary ware walls
- Polished chrome dual flush plate
- Wall mounted basins
- Monobloc mixer tap
- Wet room style shower enclosures
- Thermostatic shower valve
- Shaver sockets
- Heated towel rails
- Walls to w/c, half tiled to sanitary ware wall, one tile above the sink

SUSTAINABLE ENERGY, HEATING, LIGHTING & ELECTRICAL

- Energy efficient air source heat pump
- Solar panels (positioning TBC)
- Electric vehicle charging point
- Mechanical extraction to all bathrooms, kitchen and utility
- LED down lights in the bathroom and en-suites
- External feature lighting the front door

INTERIOR FINISHES

- Vertically boarded oak finished doors
- Satin chrome ironmongery
- Large format ceramic tiles to walls in bathrooms
- Moulded skirting boards and architraves
- Walls and ceilings finished in Dulux off-white emulsion
- Timber staircase with contemporary oak handrails
- Fitted wardrobes to principal bedroom

EXTERNAL FINISHES

- High quality UPVC double glazed casement windows
- White UPVC bi-fold doors to kitchen/family dining room and other selected rooms (depending on house type)
- Insulated, grained effect composite doors to the front and utility - incorporating high security multi-point locking system
- Landscaped and turfed front garden
- Turf to rear garden
- Outside tap
- Fencing/wall around the plot boundary (plot dependant)
- Paved patio and paths
- Block paving on driveway

SECURITY AND PEACE OF MIND

- Two-year Banks Homes warranty and Ten-year ICW new home warranty
- External doors feature ultra secure 5-point locking system
- Mains fed smoke detectors with battery backup
- Carbon monoxide detector
- Alarm system



What makes a house a Banks Home?

Banks Homes is proud to be part of the **Banks Group**, a North East based family business established over 45 years ago. Our *development with care* ethos is at the heart of everything we do. We take pride in the homes we build, from the first floor plan to the final handover.



Knowledge and experience

We develop exclusive family homes in highly sought-after locations, drawing on our wealth of knowledge and experience, developing a number of property and energy projects throughout the UK. Through the relentless pursuit of quality, we're dedicated to crafting high-spec homes using fixtures and fittings from leading brands. Every detail, no matter how small, is carefully considered.

Personal service

Buying a house is one of the biggest financial investments a person can make in their lifetime. With our experience, we ensure a smooth and supportive home-buying process, ensuring everything we do and everything we build, is completed to the highest of standards.



Spacious and stylish

We would like to offer you the opportunity to purchase one of our most luxurious homes. We pride ourselves on exceptional attention to detail and traditional craftsmanship that extends to every finish, fitting and appliance. We know that little details make a huge difference and it's our attention to detail that makes a Banks Home, your home.





How to secure your home at Symeon Court

PEACE OF MIND FROM A PERSONAL SERVICE

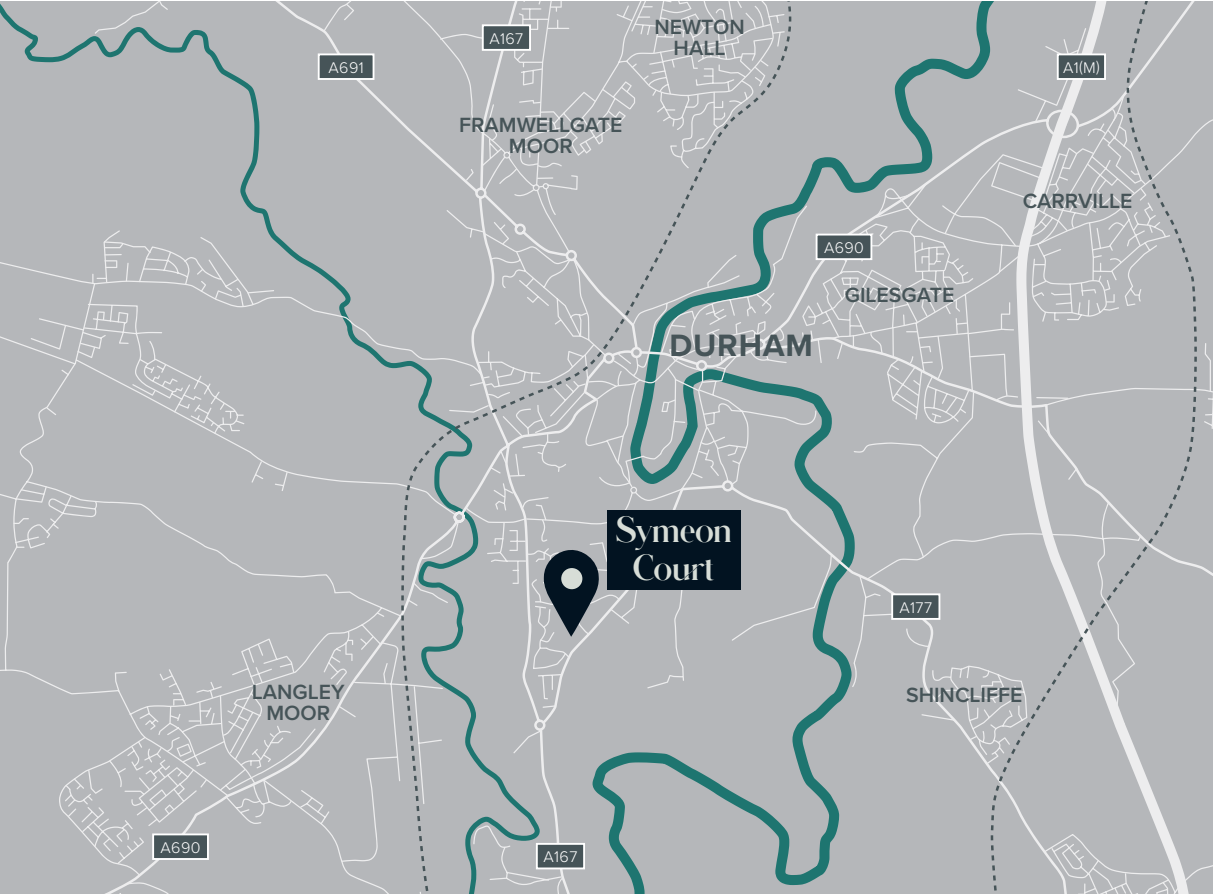
Our sales and customer care team make buying your new home at Symeon Court, Mount Oswald a smooth and pleasant experience. Once you have reserved your home, we'll help you choose the important finishing touches. Our team will welcome you when you move in, and they'll keep in touch over the following weeks.

Your new Banks Home will be built and finished to the highest standard and comes with a two-year Banks Homes warranty. It will also be covered by an ICW ten-year new home warranty. Kitchen appliances are all covered by their own manufacturers' guarantees. Our customer journey is designed to keep you informed and support you throughout every stage of your moving and settling in process.

THERE FOR YOU THROUGH EVERY STEP

Given the highly desirable location, we expect Symeon Court, Mount Oswald to attract early interest. Please register your interest now to be sure you don't miss out. Please contact Urban BASE for sales and further information:

☎ 0845 643 1186 @ info@urban-base.com



FIND YOUR PERFECT HOME HERE

Come off the A1(M) at the A690 junction heading towards Durham City. Carry on the A690 until you reach the New Elvet roundabout. Bear left as you approach this roundabout. Cross the river and head up New Elvet. Bear right at the Church Street junction traffic lights. Continue down this street which then becomes the A177 / South Road. Go past various Durham University buildings. Turn right at the Mount Oswald gatehouses.



**“To see Durham is to see the
English Sion and by doing so one
may save oneself a trip to Jerusalem.”**

SYMEON of DURHAM


ENGLISH CHRONICLER & BENEDICTINE MONK

Symeon of Durham was an English chronicler and monk of Durham Priory. Having entered the Benedictine monastery at Jarrow as a youth, the order was relocated to Durham in 1074.


Symeon rose to become precentor (choir master) of the priory. He is credited with writing two major chronicles - the *Historia Ecclesiae Dunelmensis* (a history of the See of Durham from its establishment at Lindisfarne in 635 to 1096) and the *Historia Regum* - “History of the Kings”- which begins at the point where the Ecclesiastical History by the Venerable Bede ends.


Chronicles are continuous historical accounts of events arranged in order of time without analysis or interpretation - composed in prose or verse. In addition to providing valuable information about the period they covered, they were used as sources by William Shakespeare and other playwrights in the later Middle Ages and the Renaissance.

Examples of Symeon's handwriting also appear in several surviving Durham books, including brief biographies of the Archbishops of York and the *Liber Vitae*, the so-called 'Cantor's Book' whose text he would have had to keep up to date as part of his duties as precentor.




For sales and further information
please contact Urban BASE:


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