

**Taylor  
Wimpey**

# HAMFORD PARK

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WALTON-ON-THE-NAZE | ESSEX



Artists impression of a typical Crofton home.

## HAMFORD PARK. A VERY SPECIAL PLACE TO BE

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A stylish collection of 2, 3 and 4 bedroom homes in the traditional seaside town of Walton-on-the-Naze.

With it's gently shelved sandy beaches and yachting backwaters Walton is the perfect choice for those looking for a relaxing place to call home. The development is positioned within easy reach of both the town centre and the mainline railway station.



## MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



Images include optional upgrades at additional cost.



# SEASIDE LIVING

The charming, tranquil seaside town of Walton-on-the-Naze is blessed with miles of clean, safe and sandy beaches to explore. The pier and its amusements provide fun for all the family and help to create a buzz around the town during the summer months. The town centre contains all that modern day life demands with local shops such as Tesco Express, pharmacies, a market, cafes and pubs, while the mainline railway station is ideal for those that commute.



Walton-on-the-Naze beach.



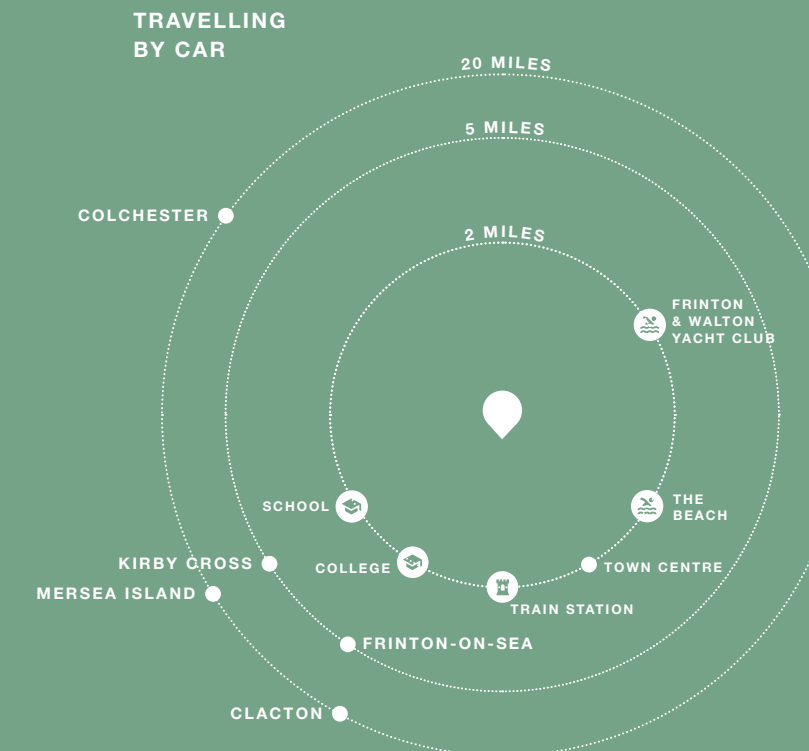
Cafe in Walton-on-the-Naze.



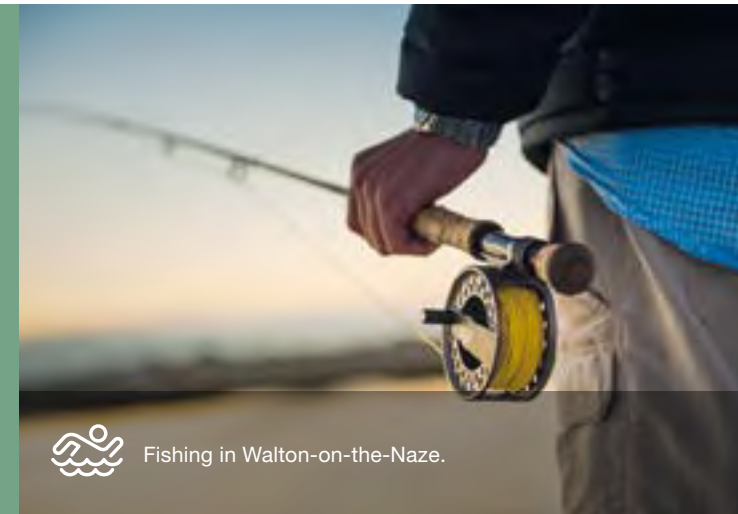
Walton-on-the-Naze pier.

# THE PERFECT PLACE TO BE

Of course, home is only part of the story. It's always nice to know you have great links to other parts of the country. The thriving town of Colchester is a 17.5 mile drive from Hamford Park, while the train station is a 0.3 mile walk, which can take you to Clacton, Colchester (31 minutes), Stratford (82 minutes) and London Liverpool Street (91 minutes).



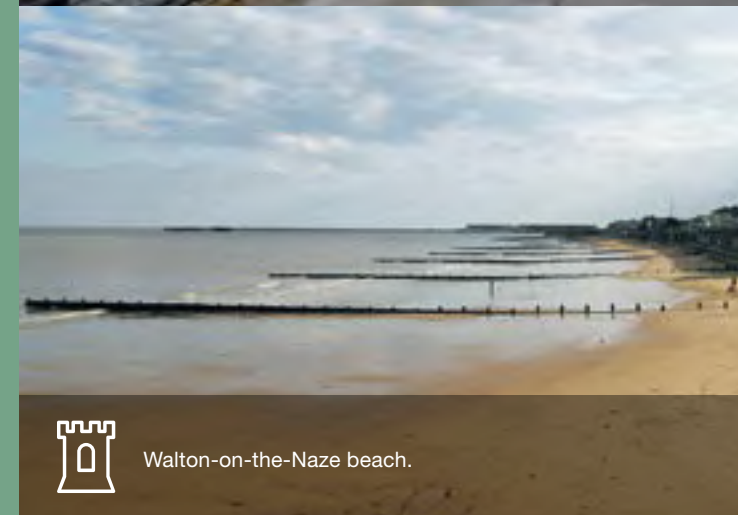
Distances are taken from [google.co.uk/maps](https://www.google.co.uk/maps). Train times are taken from [nationalrail.co.uk](https://www.nationalrail.co.uk)



Fishing in Walton-on-the-Naze.



Walton-on-the-Naze Railway Station.



Walton-on-the-Naze beach.





## WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



## WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations Managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP  
YOU BUY



Backed by  
HM Government

Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.\*

HERE TO HELP  
YOU SELL



### PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.\*



### EASYMOVER

Easymover could help remove some of the stress if you need to sell your existing house.\*

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.com](https://www.taylorwimpey.com) and view our handy Homebuyer Guides.

\* Terms and conditions apply. Please see page 7 for further details. These offers are subject to status and are only available on selected developments and properties. Some offers are not offered with other promotions unless by special arrangement by us. Please see a Sales Executive for further details.



4 BEDROOM HOMES



**The Eskdale**  
4 bedroom home  
**Plots:** 123 & 125



**The Kempsford**  
4 bedroom home  
**Plots:** 152 & 153



**The Shelford**  
4 bedroom home  
**Plots:** 94, 95, 101,  
162, 211 & 212



**The Thornford**  
4 bedroom home  
**Plots:** 92, 93, 96–99,  
102, 109, 121, 122,  
178, 206, 209 & 214

3 BEDROOM HOMES



**The Crofton**  
3 bedroom home  
**Plots:** 133, 134, 148,  
149, 159, 160, 170–175,  
183, 184, 190–193,  
196 & 197



**The Yewdale**  
3 bedroom home  
**Plots:** 100, 105, 108,  
208, 210, 213 & 215



**The Tildale**  
3 bedroom home  
**Plots:** 110, 111, 124,  
205, 207 & 216



**The Flatford**  
3 bedroom home  
**Plots:** 103, 104, 106, 107,  
118, 126–130, 132, 135,  
147, 150, 151, 154–158,  
161, 163, 164, 166–169,  
185, 195, 198 & 200–204

2 BEDROOM HOMES



**The Pelle**  
2 bedroom home  
**Plots:** 131, 136, 146,  
179, 186 & 199



**The Pelle A**  
2 bedroom home  
**Plots:** 165 & 194



**The Belford**  
2 bedroom home  
**Plots:** 112–117, 119,  
120, 137–145, 176, 177,  
180–182 & 187–189



Get to know

HAMFORD PARK

WALTON-ON-THE-NAZE | ESSEX

Hamford Park is an exciting collection of 2, 3 & 4 bedroom homes nestled in the tranquil seaside town of Walton-on-the-Naze. With easy access to the town centre, stunning sandy beaches and mainline railway station Hamford Park is the ideal place to call home.

► = Drive Through  
▶ = Garage Access  
RCP = Refuse Collection Point  
SS = Sub Station  
V = Visitor Parking

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. Please speak to our Sales Executives regarding the tenure of our new homes. 33574/May 2018.





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# THE BELFORD

A 2 bedroom open-plan home ideal for first-time buyers or downsizers. Through the entrance hallway, a generous kitchen/living/dining area provides ample room for relaxing and socialising, with double doors opening out to the rear garden. On the first floor, the master bedroom features views over the garden. A second double bedroom which could serve as a guest room or office is also located off the landing, along with a main bathroom.

TOTAL 62 sq. m. / 667 sq. ft.

## GROUND FLOOR



Kitchen/Living/Dining area	6.50m × 3.98m	21'4" × 13'1"
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## FIRST FLOOR



Master bedroom	3.98m × 3.05m	13'1" × 10'0"
Bedroom 2	3.98m × 2.60m	13'1" × 8'7"

 **Plots:** 112–117, 119, 120, 137–145, 176, 177, 180–182 & 187–189

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or – 50mm and floor plans are not shown to scale. Please speak to our sales executives regarding the tenure of our new homes. Sq. m./ft. is a gross figure, please speak to the Sales Executive for exact plot details. 33900/October 2018.

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# THE YEWDAL

3 BEDROOM HOME

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## THE YEWDAL

This 3 bedroom home is a family-size property with plenty of space for contemporary living. A dual aspect living room has double doors out to the rear garden, while there's also a light and airy kitchen/dining area and useful cloakroom off the entrance hallway. The master bedroom with an en suite shower room is found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

TOTAL 85 sq. m. / 914 sq. ft.

### GROUND FLOOR




Kitchen/Dining area	5.10m × 2.95m	16'9" × 9'8"
Living room	5.10m × 3.02m	16'9" × 9'11"

### FIRST FLOOR



Master bedroom	3.80m × 3.09m	12'6" × 10'2"
Bedroom 2	2.96m × 2.86m	9'9" × 9'5"
Bedroom 3	2.96m × 2.16m	9'9" × 7'1"

 Plots: 100, 105, 108, 208, 210, 213 & 215

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# THE SHELFORD

4 BEDROOM HOME

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# THE SHELFORD

A traditional 4 bedroom family home, offering plenty of space for day-to-day living. The kitchen/dining area has double doors to the private rear garden maximising the natural light and views outside. A living room and a separate study are found at the front of the property. The master bedroom with an en suite shower room and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL 126 sq. m. / 1,356 sq. ft.

## GROUND FLOOR



Kitchen/Dining area	8.10m x 3.24m	26'7" x 10'8"
Living room	4.74m x 3.89m	15'7" x 12'9"
Study	2.63m x 2.12m	8'8" x 6'11"

## FIRST FLOOR



Master bedroom	3.89m x 3.78m	12'9" x 12'5"
Bedroom 2	4.23m x 3.09m	13'11" x 10'2"
Bedroom 3	3.43m x 3.11m	11'3" x 10'3"
Bedroom 4	3.89m x 2.76m	12'9" x 9'1"

 **Plots:** 94, 95, 101, 162, 211 & 212

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# THE THORNFORD

4 BEDROOM HOME

# THE THORNFORD

A traditional double-fronted 4 bedroom home with substantial accommodation benefiting from a contemporary fitted kitchen leading to the family/dining area, featuring double doors to the rear garden, as does the living room, great for summer entertaining. There's also a dining room which could serve as a study. Upstairs, the landing leads to the master bedroom with en suite shower room, three further double bedrooms and a main bathroom.

TOTAL 143 sq. m. / 1,539 sq. ft.

## GROUND FLOOR



Kitchen	4.79m x 3.34m	15'9" x 11'0"
Family area	3.91m x 3.27m	12'10" x 10'9"
Living room	4.74m x 3.91m	15'7" x 12'10"
Dining room/Study	3.06m x 2.67m	10'1" x 8'9"

## FIRST FLOOR



Master bedroom	4.68m x 3.30m	15'4" x 10'10"
Bedroom 2	4.02m x 3.34m	13'2" x 11'0"
Bedroom 3	4.71m x 3.37m	15'5" x 11'1"
Bedroom 4	3.82m x 2.55m	12'7" x 8'4"

 **Plots:** 92, 93, 96–99, 102, 109, 121, 122, 178, 206, 209 & 214

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# THE CROFTON

This 3 bedroom townhouse with versatility features a light and airy living/dining room with double doors to the rear garden and a contemporary kitchen/breakfast room. A spacious double bedroom, a further bedroom which could be used as a study, and a family bathroom are located on the first floor. The second floor features the master bedroom with an en suite shower room and a dressing area.

TOTAL 106 sq. m. / 1,140 sq. ft.

## GROUND FLOOR



Kitchen	3.57m x 3.05m	11'9" x 10'0"
Living/Dining area	4.78m x 3.58m	15'8" x 11'9"

## FIRST FLOOR



Bedroom 2	4.78m x 3.58m	15'8" x 11'9"
Bedroom 3	2.73m x 2.57m	9'0" x 8'5"

## SECOND FLOOR



Master bedroom	5.44m x 3.76m	17'11" x 12'4"
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 **Plots:** 133, 134, 148, 149, 159, 160, 170–175, 183, 184, 190–193, 196 & 197

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# THE FLATFORD

3 BEDROOM HOME

# THE FLATFORD

A versatile well-proportioned 3 bedroom property. The living/dining area is perfect for entertaining, with double doors opening out to the private rear garden, while the kitchen offers plenty of space for relaxed family mealtimes. Upstairs, the master bedroom includes an en suite shower room. Also on the first floor is a well-proportioned guest bedroom, a main bathroom and a further bedroom which could alternatively be used as a study.

TOTAL 78 sq. m. / 839 sq. ft.

## GROUND FLOOR



Kitchen	3.43m x 3.09m	11'3" x 10'2"
Living/Dining area	4.72m x 3.72m	15'6" x 12'3"

## FIRST FLOOR



Master bedroom	2.96m x 2.84m	9'9" x 9'4"
Bedroom 2	3.32m x 2.63m	10'11" x 8'8"
Bedroom 3	3.72m x 2.02m	12'3" x 6'8"

 **Plots:** 103, 104, 106, 107, 118, 126–130, 132, 135, 147, 150, 151, 154–158, 161, 163, 164, 166–169, 185, 195, 198 & 200–204

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# THE KEMPSFORD

4 BEDROOM HOME

# THE KEMPSFORD

A 4 bedroom home with open plan lifestyle possibilities ideally suited to modern family life. Featuring a kitchen/breakfast room and an open-plan living/dining area, which draws in natural light through double doors – perfect for socialising. The master bedroom with an en suite is located upstairs, along with a central bathroom, a second double bedroom and two further bedrooms, one of which could alternatively be used as a study.

TOTAL 100 sq. m. / 1,076 sq. ft.

## GROUND FLOOR



Kitchen	3.82m × 3.27m	12'7" × 10'9"
Living/Dining area	5.36m × 4.15m	17'7" × 13'8"

## FIRST FLOOR



Master bedroom	3.80m × 3.18m	12'6" × 10'5"
Bedroom 2	3.37m × 3.18m	11'1" × 10'5"
Bedroom 3	3.25m × 2.10m	10'8" × 6'11"
Bedroom 4	2.24m × 2.10m	7'4" × 6'11"

 Plots: 152 & 153

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Taylor Wimpey

# THE PELLE A

2 BEDROOM HOME

# THE PELLE A

The carefully planned layout of the 2 bedroom coach house apartment makes it perfect for first-time buyers and downsizers. The entrance hallway leads upstairs to the first floor accommodation. An open-plan kitchen/living/dining area is the home's focal point, and provides the ideal space for relaxing. The well-proportioned master bedroom, a versatile single bedroom and a main bathroom are also located off the landing, while the property also features a carport.

TOTAL 66 sq. m. / 710 sq. ft.

GROUND FLOOR\*



FIRST FLOOR



Kitchen/Living/Dining area	5.52m x 4.02m	18'2" x 13'2"
Master bedroom	3.96m x 3.37m	13'0" x 11'1"
Bedroom 2	3.26m x 2.80m	10'8" x 9'2"

 Plots: 165 & 194

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# THE ESKDALE

4 BEDROOM HOME

# THE ESKDALE

There's a wealth of space to cater for busy family lifestyles in this 4 bedroom home. A large kitchen/dining area forms the heart of the home for day-to-day living, with a handy utility area providing access to the outside. The spacious living room has double doors to the garden, while upstairs three double bedrooms, including the master with en suite, an additional bedroom and a main bathroom, occupy the first floor.

TOTAL 112 sq. m. / 1,205 sq. ft.

## GROUND FLOOR



Kitchen/Dining area	6.02m × 3.58m	19'9" × 11'9"
Living Room	6.02m × 3.45m	19'9" × 11'4"

## FIRST FLOOR



Master bedroom	3.53m × 3.41m	11'7" × 11'2"
Bedroom 2	3.65m × 3.00m	12'0" × 9'10"
Bedroom 3	3.05m × 2.95m	10'0" × 9'8"
Bedroom 4	3.11m × 2.53m	10'3" × 8'4"

 Plots: 123 & 125

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# THE TILDALE

With an appealing L-shaped layout, this 3 bedroom home has plenty of space for families. The kitchen/dining area and the living room both lead through double doors to the private rear garden. Upstairs, the landing leads to the master bedroom with an en suite shower room, a further double bedroom, a third bedroom which could alternatively be used as a study, nursery or playroom, and a main bathroom.

TOTAL 112 sq. m. / 1,205 sq. ft.

## GROUND FLOOR



Kitchen/Dining area	4.74m x 4.15m	15'7" x 13'7"
Living room	5.03m x 3.60m	16'6" x 11'10"

## FIRST FLOOR



Master bedroom	4.15m x 3.41m	13'7" x 11'2"
Bedroom 2	3.60m x 2.63m	11'10" x 8'8"
Bedroom 3	2.33m x 2.26m	7'8" x 7'5"

 **Plots:** 110, 111, 124, 205, 207 & 216

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THE PELLE

2 BEDROOM HOME

The carefully planned layout of this 2 bedroom coach house apartment makes it perfect for first-time buyers and downsizers. The entrance hallway leads upstairs to the first floor accommodation. An open-plan kitchen/living/dining area is the heart to this home, and provides the ideal space in which to relax or entertain guests. The well-proportioned master bedroom and a main bathroom are located off the landing, while the property also features a carport.

TOTAL 63 sq. m. / 678 sq. ft.


GROUND FLOOR\*



FIRST FLOOR



Kitchen/Living/Dining area	5.52m × 4.02m	18'2" × 13'2"
Master bedroom	3.96m × 3.37m	13'0" × 11'1"
Bedroom 2	3.26m × 2.80m	10'8" × 9'2"

 **Plots:** 131, 136, 146, 179, 186 & 199

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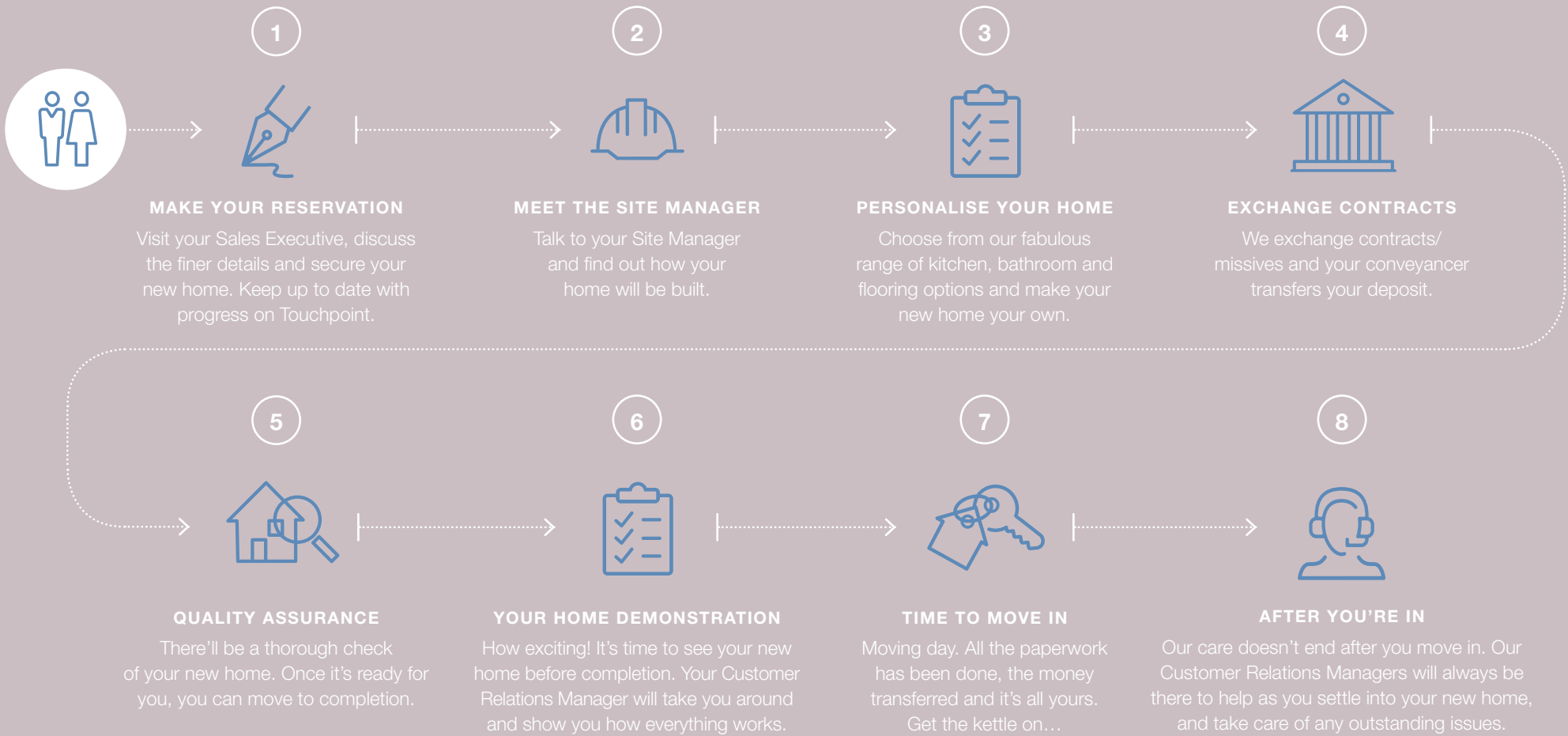
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Taylor Wimpey

Images include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.



# FROM LOOKING ROUND TO MOVING IN...



Normal Taylor Wimpey terms and conditions apply. Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Computer generated images depict typical views within the Hamford Park development. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the Sales Executive for up-to-date information when reserving your new home. As part of Taylor Wimpey UK Limited's general development policy, it reserves the right to sell individual units or blocks of units to Housing Associations or other bodies. Accordingly some units may already or at some time in the future be the subject of tenancy agreements. Such disposals may be over and above any planning requirements. Information is correct at the time of going to print. \*Help to Buy – Eligible applicants will be offered an equity loan of up to a maximum of 20% of the purchase price (based on the open market value). Applicants are required to fund at least 80% of the purchase price by means of a conventional mortgage, savings and any deposit where required. For the first five years there is no fee charged on the equity loan component. At the start of year six a fee of 1.75% is payable on the equity loan, which rises annually by RPI inflation plus 1%. The equity loan is provided by the HCA and is held as a second charge. Terms and conditions apply and full details will be provided on request. This offer is subject to status and is only available on selected developments and properties in England only. It is not offered with any other promotion. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.** Part Exchange – Offer available on selected plots only. Your existing home cannot exceed 70% of the value of the new home. Please speak to a Sales Executive for more details of this scheme. Easymover – This offer is subject to status and is only available on selected developments and properties. It is not offered with any other promotion unless by special arrangement by us. Based on the existing home being valued by our agent and using the Easymover scheme, agreed estate agents fees will be paid. Offer can be withdrawn at any time. 33591/ May 2018.



## HAMFORD PARK

Kirby Road  
Walton-on-the-Naze  
Essex  
CO14 8QP

## CONTACT US ON

01255 444 087

## SATNAV

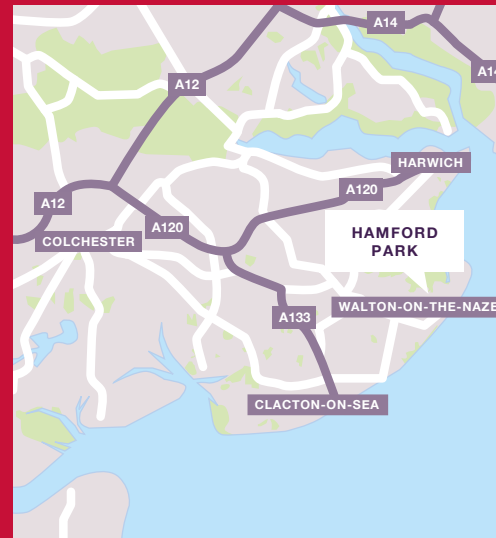
CO14 8QP



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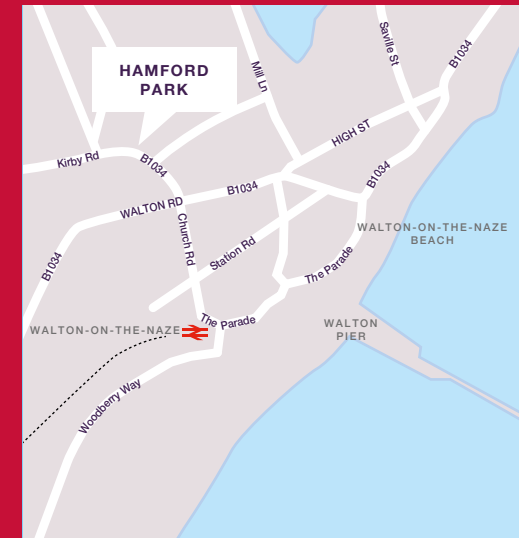
## FROM THE A12:

- Leave the A12 at junction 29 and join the A120 towards Clacton
- After 5.5 miles take the slip road and join the A133 towards Clacton
- Follow the road until it meets the B1033 at a roundabout. Take the B1033 for 6.8 miles to a mini roundabout at Frinton-on-Sea
- Go straight across onto the B1336/Walton Road
- Follow for 1.3 miles. At the junction with the B1034 turn left and Hamford Park is on your right



## FROM CLACTON:

- Join Matrine Parade heading towards Holland-on-Sea and drive for 2.2 miles
- At the roundabout, take the second exit onto the B1032. Follow this road for 2.9 miles until you reach a junction with the B1033 at Thorpe-le-Soken where you need to turn right
- Continue for 1.3 miles to a mini roundabout at Frinton-on-Sea. Go straight across onto the B1336/Walton Road
- Follow for 1.3 miles. At the junction with the B1034 turn left and Hamford Park is on your right



Maps shown are not to scale. Distances taken from [google.co.uk/maps](http://google.co.uk/maps)

#taylorwimpey

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