



# Trinity Fields

KNARESBOROUGH, NORTH YORKSHIRE

Ideally located close to the heart of Knaresborough town centre, Trinity Fields offers a selection of beautiful 2, 3, 4 and 5 bedroom new homes to suit all families.

**Taylor**  
**Wimpey**

# Contents

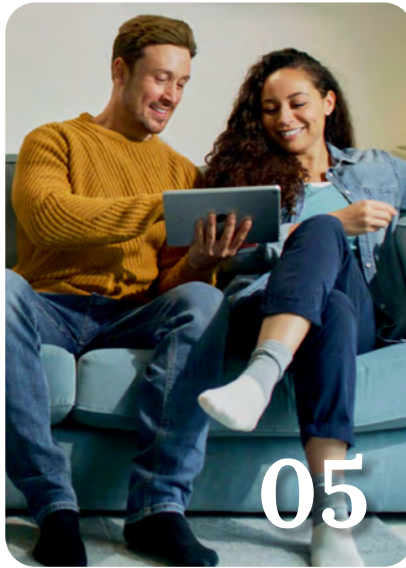
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**Welcome to  
Trinity Fields**



**Personalise  
your home**



**Included  
as standard**



**Our homes**



**Ways to buy**



**Take your  
next step**





# Welcome to Trinity Fields

Knaresborough is a pretty market town full of character and charm, bordered by the rolling green countryside of the Nidderdale Area of Outstanding Natural Beauty.



[→ View the site plan](#)

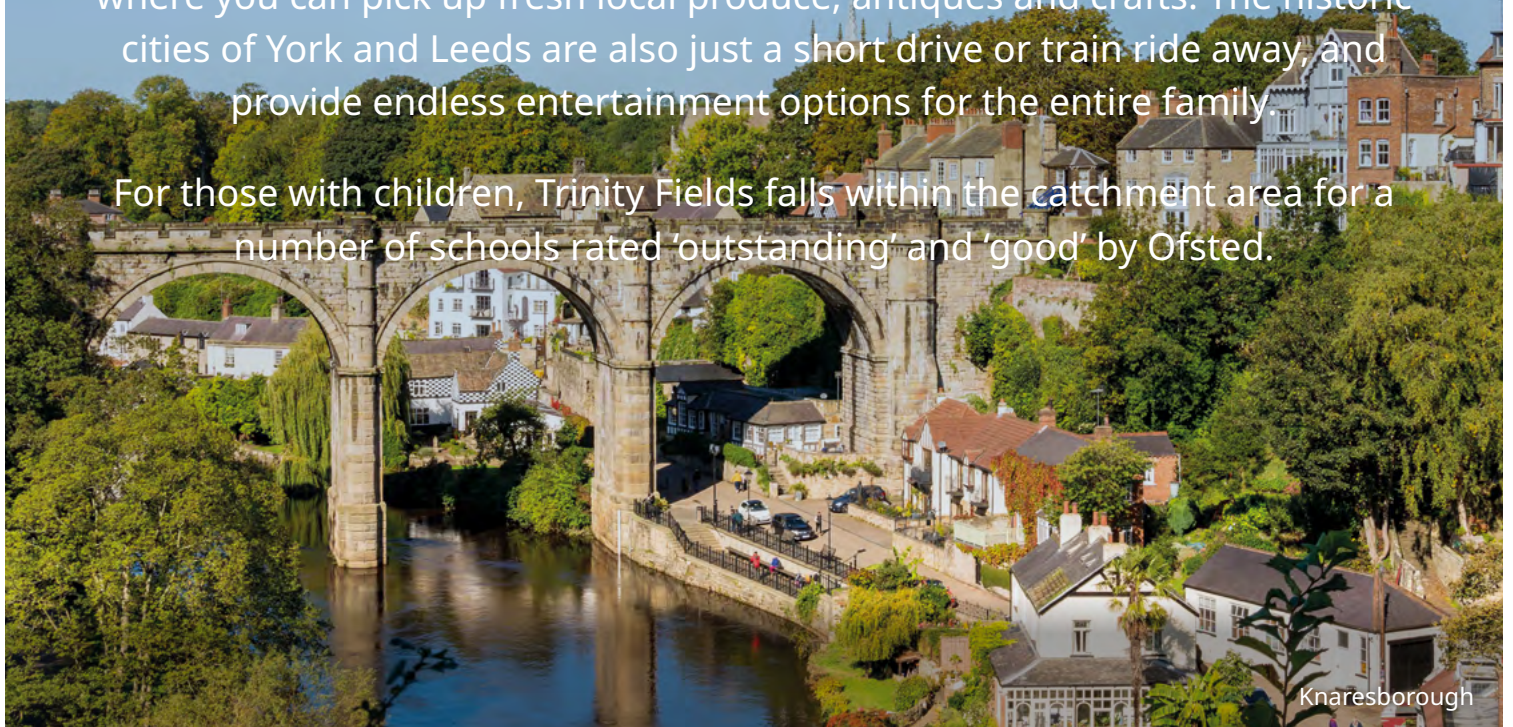
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# Life in Knaresborough

Knaresborough offers a wealth of local amenities and attractions, making it an ideal place to settle down. Take a stroll along the riverbank and through the picturesque old market town, whilst taking in views of the iconic ruins of Knaresborough Castle. The town's cobbled streets are lined with independent shops, cafes and eateries, and there's a lively market each Wednesday in town, where you can pick up fresh local produce, antiques and crafts. The historic cities of York and Leeds are also just a short drive or train ride away, and provide endless entertainment options for the entire family.

For those with children, Trinity Fields falls within the catchment area for a number of schools rated 'outstanding' and 'good' by Ofsted.



Knaresborough



Knaresborough Castle



Blind Jack's Pub

[→ Watch development video](#)





# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



**Find out more**



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and taps, and lighting\* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.



# Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of laminate worktops with matching upstands*	✓
Stainless steel sink and drainer with chrome mixer tap	✓
Stainless steel single electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback to rear of hob	✓
Bedrooms	
Fitted wardrobe included to the main bedroom of all 4 bedroom homes*†	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback wall tiling from selected range*	✓
Modern white sanitaryware	✓
Thermostatic shower to en-suite†	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Decentralised continuous ventilation system to kitchen and wet areas	✓

✓ = Standard features    \* = Options, upgrades and colour choices are available subject to stage of construction    † = Where applicable

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# Specification of our houses

## Power and Lighting

White power sockets and switches throughout to NHBC requirements	✓
Ceiling pendant/batton lighting with energy efficient lamps	✓
Double socket with USB charging points, one to kitchen and two to Bedroom 1	✓
Power and light to garage†	✓
TV point (does not include TV aerial)	✓

## Finishing touches

White matt emulsion to walls and ceiling	✓
White gloss paint to woodwork	✓
White Newark panelled doors with chrome handles	✓

## External features

Smooth finish concrete slab paving to pathways and patios	✓
Polished chrome door numerals	✓
Front outside light	✓
Outside tap to rear garden	✓
Front garden turfed or shrubbed (weather permitting)†	✓
High board fencing to rear garden	✓

## Security and safety

Mains operated smoke detectors supplied in line with building regulations	✓
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## NHBC 10 year warranty

NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



**Find out more**

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# Your new low-energy home

Welcome to your brand new Taylor Wimpey home, ready for you to make your own, and designed and built with the highest quality materials and specifications. In accordance with the latest building regulations, your home includes a variety of energy-efficient features to help you save energy, lower your bills and reduce your carbon footprint.

## What are the new building regulations?

The latest building regulations sets the minimum standards for the energy efficiency and ventilation of new buildings. These standards are designed to make significant improvements to the construction of new homes.

## The improvements included in your home

Our homes include a range of energy-efficient features, including triple glazing, electric vehicle chargers\*, solar panels\* and waste water heat recovery. Each of these features help to reduce the energy required to run your home without compromising on comfort or convenience.

## The benefits to you

With all these features in your new home, you'll reap the rewards from the day you move in. Better insulation and sustainable energy sources mean a lower carbon footprint and lower energy bills.



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\*Selected plots only

# Features you might find in your new home

Your new home will include a variety of energy-efficient features to help you save energy and reduce your carbon footprint, including:

## Well-insulated building fabric

Better insulation in your walls and roof and high-performance glazing means your home loses less heat in winter, and it cools down slower in summer, so you'll always enjoy a comfortable temperature.



## Energy-generating solar panels

With solar panels, your home can generate its own renewable energy to generate a proportion of your home's electricity requirements.



## Appliances

Your home will have modern, energy-efficient appliances that allow you to enjoy all the comforts of home, whilst helping to keep your carbon footprint down.





## See Inside Our Thermal Efficient Homes

We work hard to make a new home airtight by preventing heat loss through the windows, doors, walls, roof, and floor. These measures can help to save money on energy bills and create a more comfortable and energy-efficient home.



Thermal Lintels



Triple Glazing



Well Insulated Front Door



Thermally Efficient Home



Layers Of Loft Insulation



Brick And Block Wall With Fully Insulated Cavity



Insulated Beam And Block Floor

## Convert Sunlight Into Electricity For The Home

Sleek solar photovoltaic (PV) systems are integrated into the roof to provide a renewable source of energy. Low maintenance and with no moving parts, the solar PV panels will generate a proportion of your home's electricity requirements, reducing its energy demand and reliance on the grid.



### 1. Light

The Sun Gives off light, even on cloudy days

### 2. The Panels

Solar Photovoltaic (PV) cells on the panels turn the light into DC electricity

### 3. The Inverter

The current flows into an inverter which converts it into AC electricity ready to use

### 4. The Electricity

The current is fed through a meter and then into your homes consumer unit. The meter will measure all of the electricity generated by the solar PV system

### 5. Powering the Home

Plug in and switch on. Your system will automatically use the free electricity you've generated, then switch back to the grid as needed

### 6. The National Grid

Any electricity you don't use is exported to the grid for others to use.

# Energy-efficient features

Features	
Waste water heat recovery	✓
Thermal lintel	✓
Triple glazing	✓
Solar panels	✓
Smart heating controls	✓

[→ Find out more](#)



**Taylor  
Wimpey**

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# Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ 5 bedroom homes



→ View the site plan



# The Cotterdale

2 BEDROOM HOME, TOTAL 759 sq. ft.



## GROUND FLOOR

### Kitchen

3.06m × 1.87m 10' 0" × 6' 1"

### Lounge/Dining max.

5.58m × 4.05m 18' 3" × 13' 3"



## FIRST FLOOR

### Bedroom 1

4.05m × 3.92m 13' 3" × 12' 9"

### Bedroom 2 max.

4.05m × 2.60m 13' 3" × 8' 5"



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# The Gosford

3 BEDROOM HOME, TOTAL 852 sq. ft.



## GROUND FLOOR

**Lounge max.**

3.69m x 4.24m      12' 1" x 13' 11"

**Kitchen/Dining**

4.72m x 2.87m      15' 6" x 9' 5"



## FIRST FLOOR

**Bedroom 1 min.**

2.96m x 2.83m      9' 9" x 9' 4"

**Bedroom 2**

2.63m x 3.30m      8' 8" x 10' 10"

**Bedroom 3 max.**

2.00m x 3.55m      6' 7" x 11' 8"

[→ Discover more about this home](#)

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# The Aldenham

3 BEDROOM HOME, TOTAL 951 sq. ft.



## GROUND FLOOR

**Lounge max.**

3.18m × 4.32m      10' 5" × 14' 2"

**Kitchen**

3.00m × 2.96m      9' 10" × 9' 9"

**Dining**

2.62m × 3.10m      8' 7" × 10' 2"



## FIRST FLOOR

**Bedroom 1 max.**

3.17m × 4.10m      10' 5" × 13' 6"

**Bedroom 2 max.**

3.57m × 2.99m      11' 9" × 9' 10"

**Bedroom 3 max.**

2.68m × 2.99m      8' 9" × 9' 10"

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# The Alton

3 BEDROOM HOME, TOTAL 1,068 sq. ft.



## GROUND FLOOR

### Lounge

4.23m × 3.49m 13' 11" × 11' 6"

### Kitchen/Dining max.

3.20m × 5.26m 10' 6" × 17' 3"



## FIRST FLOOR

### Bedroom 2 max.

4.23m × 3.49m 13' 11" × 11' 6"

### Bedroom 3

2.16m × 3.28m 7' 1" × 10' 9"



## SECOND FLOOR

### Bedroom 1 max. ex. dormer

3.11m × 6.57m 10' 3" × 21' 7"



Discover more about this home



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# The Oakham

3 BEDROOM HOME, TOTAL 1,222 sq. ft.



## GROUND FLOOR

### Kitchen/Dining

4.78m x 3.63m

15' 8" x 11' 11"



## FIRST FLOOR

### Lounge

4.78m x 3.69m

15' 8" x 12' 2"

### Bedroom 3

2.56m x 3.07m

8' 5" x 10' 1"



## SECOND FLOOR

### Bedroom 1 min.

3.75m x 2.92m

12' 4" x 9' 7"

### Bedroom 2

2.55m x 3.66m

8' 5" x 12' 0"

### Bedroom 4

2.14m x 3.66m

7' 0" x 12' 0"



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# The Midford

4 BEDROOM HOME, TOTAL 1,153 sq. ft.



## GROUND FLOOR

### Lounge

3.62m x 4.38m      11' 11" x 14' 5"

### Kitchen/Dining

5.71m x 3.38m      18' 9" x 11' 1"



## FIRST FLOOR

### Bedroom 1

3.27m x 3.61m      11' 9" x 11' 10"

### Bedroom 2

2.81m x 3.53m      9' 3" x 11' 7"

### Bedroom 3 min.

2.81m x 2.52m      9' 3" x 8' 3"

### Bedroom 4

2.35m x 2.23m      7' 9" x 7' 4"



**Discover more about this home**



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# The Downham

4 BEDROOM HOME, TOTAL 1,226 sq. ft.



## GROUND FLOOR

**Lounge max.**

3.18m x 5.27m      10' 5" x 17' 4"

**Kitchen/Dining**

7.94m x 2.98m      26' 1" x 9' 10"



## FIRST FLOOR

**Bedroom 1**

4.30m x 3.03m      14' 1" x 10' 0"

**Bedroom 2 max.**

3.28m x 3.51m      10' 9" x 11' 6"

**Bedroom 3**

3.55m x 3.03m      11' 8" x 10' 0"

**Bedroom 4**

2.53m x 2.62m      8' 4" x 8' 7"



**Discover more about this home**



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# The Shelford

4 BEDROOM HOME, TOTAL 1,360 sq. ft.



## GROUND FLOOR

### Lounge

3.88m × 4.74m      12' 9" × 15' 7"

### Kitchen/Dining max.

8.10m × 3.24m      26' 7" × 10' 8"

### Study

2.10m × 2.62m      6' 11" × 8' 7"



## FIRST FLOOR

### Bedroom 1 max.

3.88m × 3.76m      12' 9" × 12' 4"

### Bedroom 2 max.

3.07m × 4.22m      10' 1" × 13' 10"

### Bedroom 3 max.

3.09m × 3.43m      10' 2" × 11' 3"

### Bedroom 4 max.

2.75m × 3.89m      9' 0" × 12' 9"



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# The Haddenham

4 BEDROOM HOME, TOTAL 1,441 sq. ft.



## GROUND FLOOR

### Lounge

3.44m x 5.47m 11' 3" x 17' 11"

### Kitchen/Dining

6.34m x 3.90m 20' 10" x 12' 10"



## FIRST FLOOR

### Bedroom 1 min.

3.50m x 4.66m 11' 6" x 15' 3"

### Bedroom 2 min.

3.54m x 3.83m 11' 7" x 12' 7"

### Bedroom 3

3.28m x 3.23m 10' 9" x 10' 7"

### Bedroom 4

2.79m x 3.23m 9' 2" x 10' 7"

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# The Langdale

4 BEDROOM HOME, TOTAL 1,507 sq. ft.



## GROUND FLOOR

### Kitchen/Dining area

3.44m × 6.83m 11' 1" × 22' 5"

### Dining room

3.05m × 3.41m 10' 0" × 11' 2"

### Living room

4.50m × 4.57m 14' 9" × 15' 0"



## FIRST FLOOR

### Bedroom 1 max.

3.44m × 6.08m 11' 3" × 19' 11"

### Bedroom 2

3.08m × 4.57m 10' 1" × 15' 0"

### Bedroom 3

3.05m × 2.94m 10' 0" × 9' 8"

### Bedroom 4

2.68m × 3.48m 8' 10" × 11' 5"

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# The Thornford

4 BEDROOM HOME, TOTAL 1,543 sq. ft.



## GROUND FLOOR

### Lounge

4.74m × 3.91m      15' 7" × 12' 10"

### Kitchen

3.32m × 4.79m      10' 11" × 15' 9"

### Family

3.26m × 3.91m      10' 8" × 12' 10"

### Study/Dining

2.66m × 3.05m      8' 9" × 10' 0"



## FIRST FLOOR

### Bedroom 1 min.

3.12m × 4.91m      10' 3" × 16' 1"

### Bedroom 2

3.32m × 4.00m      10' 11" × 13' 2"

### Bedroom 3 max.

3.36m × 4.72m      11' 0" × 15' 6"

### Bedroom 4

2.53m × 3.81m      8' 4" × 12' 6"



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\*Plot specific windows. 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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWNY\_73032/September 2025





# The Ransford

4 BEDROOM HOME, TOTAL 1,651 sq. ft.



## GROUND FLOOR

### Lounge

3.84m × 7.10m      12' 7" × 23' 4"

### Kitchen/Dining

6.60m × 3.47m      21' 8" × 11' 5"

### Study

3.84m × 2.48m      12' 7" × 8' 2"



## FIRST FLOOR

### Bedroom 1

3.92m × 3.54m      12' 11" × 11' 7"

### Bedroom 2

3.25m × 3.54m      10' 8" × 11' 7"

### Bedroom 3 min.

2.80m × 2.82m      9' 2" × 9' 3"

### Bedroom 4

3.84m × 2.24m      12' 7" × 7' 5"

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# The Lavenham

5 BEDROOM HOME, TOTAL 1,625 sq. ft.



## GROUND FLOOR

**Lounge** min.

3.90m × 5.26m 12' 10" × 17' 3"

**Kitchen** max.

5.69m × 3.30m 18' 8" × 10' 10"

**Dining**

3.06m × 3.20m 10' 1" × 10' 6"



## FIRST FLOOR

**Bedroom 1** max. / min.

4.56m × 3.80m 15' 0" × 12' 6"

**Bedroom 2**

3.81m × 3.52m 12' 6" × 11' 7"

**Bedroom 3**

3.40m × 2.69m 11' 2" × 8' 10"

**Bedroom 4**

3.28m × 2.69m 10' 9" × 8' 10"

**Bedroom 5** min.

2.85m × 3.00m 9' 4" × 9' 10"



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