



Lime Gardens

SOWERBY, NORTH YORKSHIRE

A collection of 2, 3 and 4 bedroom homes
in the picturesque village of Sowerby,
just outside of Thirsk.

Taylor
Wimpey

Contents

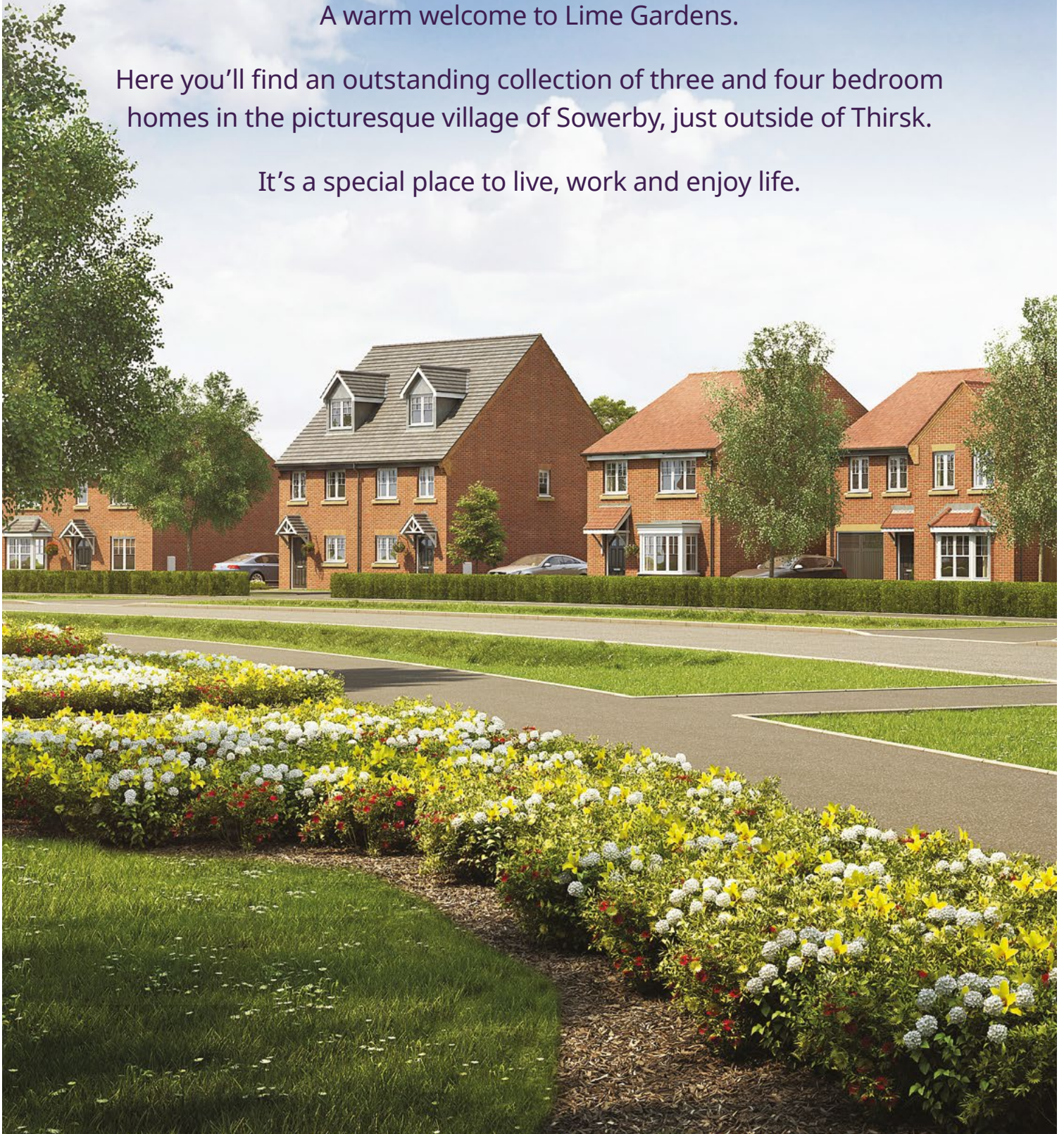


Welcome to Lime Gardens

A warm welcome to Lime Gardens.

Here you'll find an outstanding collection of three and four bedroom homes in the picturesque village of Sowerby, just outside of Thirsk.

It's a special place to live, work and enjoy life.



[View the site plan](#)

Love village life

Sowerby offers a selection of local amenities including a post office and a country pub, whilst the nearby market town of Thirsk provides a host of shops, bars, cafés and restaurants. There are also a range of schools in the area making it ideal for young and growing families.

The historic town of Thirsk was home to the famous author James Herriot, and has a charm all of its own, centred on the bustling, cobbled market square where it holds twice weekly markets.



Explore the beautiful market town of Thirsk



Harrogate is perfect for a family day out

[→ 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 dark and light 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. 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 some of our standard offerings, 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 Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. 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 Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

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

General	
Traditional construction with insulated ground floor, cavity walls and roof space	✓
Kitchens	
Fitted kitchen with choice of door fronts*	✓
Under unit lighting*	✓
Choice of laminate finished worktops and worktop upstands	✓
Stainless steel sink and drainer with chrome finish mixer tap	✓
Stainless steel splashback to rear of hob	✓
Single or double electric oven and gas hob (stainless steel finish)***	✓
Integrated extractor hood	✓
Plumbing for built-in dishwasher & washing machine	✓
Space for tall fridge freezer housing unit	✓
Double socket with USB port to kitchen	✓
Bathrooms, en suites, utility and cloakrooms	
Contemporary white sanitaryware	✓
Chrome finish to bath & basin taps and fittings	✓
Choice of glazed tiles to designated wall areas from selected range*	✓
Thermostatic shower to en-suite†	✓
Central heating/hot water system	
Fully programmable gas fired combination boiler providing central heating & hot water***	✓
Fully programmable gas fired heat-only boiler & unvented hot water storage cylinder***	✓
White steel radiators c/w thermostatic valves to habitable areas	✓
Decentralised continuous ventilation system serving wet areas & kitchen	✓
Electrical features	
White electrical power sockets and switches throughout to NHBC requirement	✓
Ceiling pendant or batten lighting c/w energy efficient light fittings	✓
Master telephone socket with extension socket	✓
TV co-axial socket with extension socket (Does not include digital TV aerial)	✓
Siren alert smoke detectors fitted (mains electric with battery back up)	✓
Power and light to garage†	✓

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

*** = Dependant on house style - please refer to your Sales Executive

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Specification of our houses

Finishing touches	
White matt emulsion to all walls	✓
Ceilings finished with matt white emulsion	✓
White gloss paint to all woodwork	✓
MDF skirting and architrave	✓
Newark internal doors	✓
Chrome lever door handles	✓
MDF window boards	✓
Wardrobes to Bedroom 1***	✓
External features	
For details of brick, render and tile types please refer to external material schedule	✓
External light fitting to front entrance	✓
PVCu rainwater gutters & down pipes	✓
PVCu soffit and fascia trims to roofline	✓
External access meter cupboards for gas and electricity	✓
External tap	✓
Security and safety	
White PVCu windows, French doors† c/w double glazed units & security locks	✓
Security enhanced GRP composite front entrance doors	✓
Gardens, paths and drives	
Front garden turfed or shrub planted (season permitting)†	✓
Vertical high board fencing to rear garden†	✓
Driveways finished in Tarmac or block paving†	✓
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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Our homes



11

15

 [View the site plan](#)



The Cotterdale

2 BEDROOM SEMI-DETACHED HOME, TOTAL 759 sq ft / 70m²



GROUND FLOOR

Kitchen

3.02m × 1.82m 9' 11" × 6' 0"

Living/Dining max.

5.53m × 3.98m 18' 2" × 13' 1"



FIRST FLOOR

Bedroom 1

3.98m × 3.88m 13' 1" × 12' 9"

Bedroom 2 max.

3.98m × 2.56m 13' 1" × 8' 5"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Alton

3 BEDROOM SEMI-DETACHED HOME, TOTAL 1,085 sq ft / 101m²



GROUND FLOOR

Living room

4.23m × 3.49m 13' 11" × 11' 6"

Kitchen/Dining max.

5.26m × 3.20m 17' 3" × 10' 6"



FIRST FLOOR

Bedroom 2 max.

4.23m × 3.49m 13' 11" × 11' 6"

Bedroom 3

3.28m × 2.17m 10' 9" × 7' 2"



SECOND FLOOR

Bedroom 1 max. ex. dormer.

6.70m × 3.11m 22' 0" × 10' 3"



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The Bellerby

3 BEDROOM SEMI-DETACHED HOME, TOTAL 969 sq ft / 90m²



GROUND FLOOR

Living room max.

5.26m x 3.66m 17' 3" x 12' 0"

Kitchen/Dining

4.72m x 2.87m 15' 6" x 9' 5"



FIRST FLOOR

Bedroom 1

3.83m x 2.96m 12' 7" x 9' 9"

Bedroom 2

3.30m x 2.63m 10' 10" x 8' 8"

Bedroom 3 max.

4.11m x 2.00m 13' 6" x 6' 7"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Aldenham

3 BEDROOM DETACHED HOME, TOTAL 967 sq ft / 90m²



GROUND FLOOR

Living room max.

4.32m × 3.18m 14' 2" × 10' 5"

Kitchen

3.00m × 2.96m 9' 10" × 9' 9"

Dining

3.10m × 2.62m 10' 2" × 8' 7"



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"

[→ Discover more about this home](#)

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The Gosford

3 BEDROOM SEMI-DETACHED HOME, TOTAL 866 sq ft / 80m²



GROUND FLOOR

Living room max.

3.69m x 4.26m 12' 1" x 14' 0"

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 Downham

4 BEDROOM DETACHED HOME, TOTAL 1,244 sq ft / 115m²



GROUND FLOOR

Living room

4.80m × 3.18m 15' 9" × 10' 5"

Kitchen/Family/Dining

7.94m × 2.98m 26' 1" × 9' 10"



FIRST FLOOR

Bedroom 1

4.30m × 3.03m 14' 1" × 10' 0"

Bedroom 2 max.

3.51m × 3.28m 11' 6" × 10' 9"

Bedroom 3

3.55m × 3.03m 11' 8" × 10' 0"

Bedroom 4

2.62m × 2.53m 8' 7" × 8' 4"



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The Haddenham

4 BEDROOM DETACHED HOME, TOTAL 1,460 sq ft / 135m²



GROUND FLOOR

Living room

5.46m x 3.44m 17' 11" x 11' 3"

Kitchen/Dining max.

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

Utility

3.30m x 1.73m 10' 10" x 5' 8"



FIRST FLOOR

Bedroom 1 max.

4.65m x 4.02m 15' 3" x 13' 2"

Bedroom 2 max.

4.05m x 3.82m 13' 4" x 12' 7"

Bedroom 3

3.27m x 3.22m 10' 9" x 10' 7"

Bedroom 4

3.22m x 2.78m 10' 7" x 9' 2"

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The Milford Special

4 BEDROOM DETACHED HOME, TOTAL 1,195 sq ft / 109.81m²



GROUND FLOOR

Kitchen/Dining

5.71m x 3.38m 18' 9" x 11' 1"

Living room

4.49m x 3.62m 14' 9" x 11' 11"

Utility

1.71m x 1.23m 5' 7" x 4' 11"



FIRST FLOOR

Bedroom 1

3.61m x 3.27m 11' 10" x 10' 9"

Bedroom 2

3.53m x 2.81m 11' 7" x 9' 3"

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 Milford

4 BEDROOM DETACHED HOME, TOTAL 1,182 sq ft / 109.81m²



GROUND FLOOR

Kitchen/Dining

5.71m x 3.38m 18' 9" x 11' 1"

Living room

4.49m x 3.62m 14' 9" x 11' 11"

Utility

1.71m x 1.23m 5' 7" x 4' 11"



FIRST FLOOR

Bedroom 1

3.61m x 3.27m 11' 10" x 10' 9"

Bedroom 2

3.53m x 2.81m 11' 7" x 9' 3"

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"

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The Shelford Special

4 BEDROOM DETACHED HOME, TOTAL 1,386 sq ft / 128.02m²



GROUND FLOOR

Living room

4.74m x 3.88m 15' 7" x 12' 9"

Kitchen/Dining max.

8.10m x 3.24m 26' 7" x 10' 8"

Study

2.61m x 2.10m 8' 7" x 6' 11"



FIRST FLOOR

Bedroom 1 max.

3.88m x 3.76m 12' 9" x 12' 4"

Bedroom 2 max.

4.22m x 3.07m 13' 10" x 10' 1"

Bedroom 3 max.

3.43m x 3.09m 11' 3" x 10' 2"

Bedroom 4 max.

3.89m x 2.75m 12' 9" x 9' 0"

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The Shelford

4 BEDROOM DETACHED HOME, TOTAL 1,378 sq ft / 128.02m²



GROUND FLOOR

Living room

4.74m × 3.88m 15' 7" × 12' 9"

Kitchen/Dining max.

8.10m × 3.24m 26' 7" × 10' 8"

Study

2.61m × 2.10m 8' 7" × 6' 11"



FIRST FLOOR

Bedroom 1 max.

3.88m × 3.76m 12' 9" × 12' 4"

Bedroom 2 max.

4.22m × 3.07m 13' 10" × 10' 1"

Bedroom 3 max.

3.43m × 3.09m 11' 3" × 10' 2"

Bedroom 4 max.

3.89m × 2.75m 12' 9" × 9' 0"



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The Langdale

4 BEDROOM DETACHED HOME, TOTAL 1,530 sq ft / 142.14m²



GROUND FLOOR

Living room

4.56m x 4.49m 15' 0" x 14' 9"

Kitchen/Family

6.82m x 3.44m 22' 5" x 11' 3"

Dining

3.41m x 3.05m 11' 2" x 10' 0"



FIRST FLOOR

Bedroom 1 max.

6.07m x 3.44m 19' 11" x 11' 3"

Bedroom 2 min.

4.56m x 3.08m 15' 0" x 10' 1"

Bedroom 3 min.

3.05m x 2.98m 10' 0" x 9' 8"

Bedroom 4 max.

3.48m x 2.68m 11' 5" x 8' 10"

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The Whitford

4 BEDROOM DETACHED HOME, TOTAL 1,248 sq ft / 115.94m²



GROUND FLOOR

Kitchen/Dining

6.85m × 2.85m 22' 6" × 9' 4"

Living room

4.57m × 3.35m 15' 0" × 11' 0"

Study

2.17m × 2.18m 7' 2" × 7' 2"



FIRST FLOOR

Bedroom 1 max.

4.04m × 3.32m 13' 3" × 10' 11"

Bedroom 2 max.

3.60m × 2.91m 11' 10" × 9' 7"

Bedroom 3 max.

3.16m × 2.91m 10' 5" × 9' 7"

Bedroom 4 max.

3.16m × 2.71m 10' 5" × 8' 11"

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Ways to buy

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.



First time buyer?

[→ Here's how we can help](#)

Existing home owner?

[→ Here's how we can help](#)



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Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01845 440 523**.



Find out how we can get you moving with our buying schemes.



[Book an appointment](#)



[How to buy a home](#)



LIME GARDENS Topcliffe Road, Sowerby, North Yorkshire, YO7 3HB

CONTACT US ON 01845 440 523

Taylor Wimpey

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