

# High Leigh Garden Village Phase 2

HODDESDON, HERTFORDSHIRE

A beautiful collection of two, three, four and five bedroom homes located on the outskirts of Hoddesdon, Hertfordshire.

**Taylor**  
**Wimpey**



Lands Improvement

# Contents



# Welcome to High Leigh Garden Village Phase 2

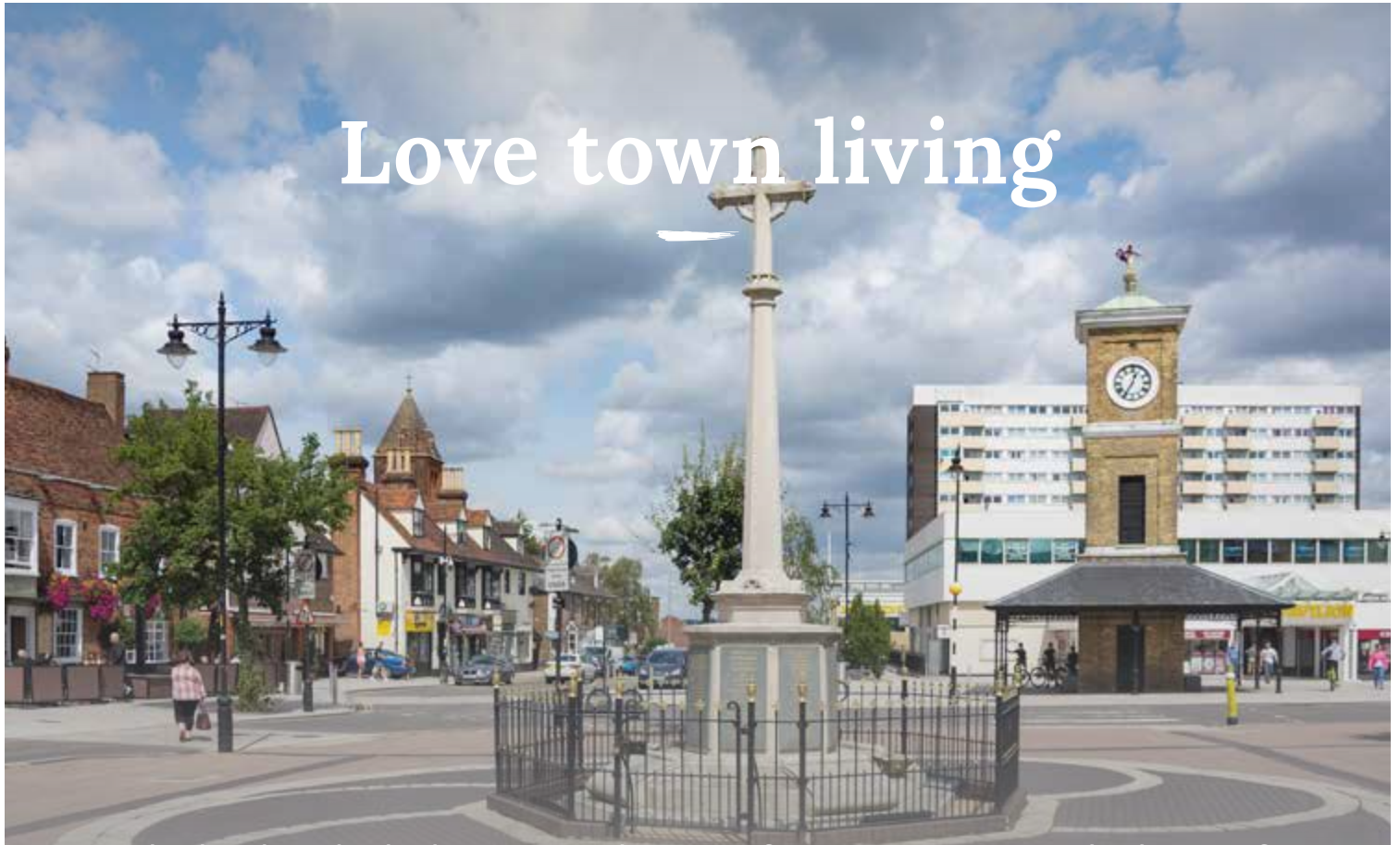
This new quarter on the edge of Hoddesdon is bringing not just beautifully styled homes but also a new primary school, play areas, and sports facilities.

This development offers all the spacious, green feel of a quintessential garden village combined with a quality of life where heritage and tradition blend with a contemporary outlook in a lovely Hertfordshire market town to make this such a desirable place to live today.



[→ View the site plan](#)

# Love town living



The landmark Clock Tower and sense of community are at the heart of Hoddesdon, where traditional market town meets modern shopping at Fawkon Walk and the Sicilian cooking at family-friendly restaurants.

Characterful old inns recall Hoddesdon's coaching past, with the King William IV on Lord Street your welcoming community local. John Warner Sports Centre has a swimming pool, with Rye House Kart Circuit and Rye-Assic Adventure Park for fun-packed days out.

Hoddesdon Clock Tower



RSPB Rye Meads Nature Reserve



The Hertfordshire Golf & Country Club



[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, all 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 our kitchens are fitted with beautiful units and worktops. 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 a 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.



\* = Options, upgrades and colour choices are available subject to stage of construction

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. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. 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.

# Specification of our homes

## Kitchens/utilities

Stainless steel bowl and a half	✓
Postformed laminate worktop with upstand	✓
Single oven	✓
4 burner gas hob	✓
Integrated hood	✓
Stainless steel splashback	✓
Integrated fridge freezer	✓
Integrated dishwasher	✓
Integrated washer/dryer	✓
Fitted kitchen with choice of coloured door frontals	✓

## Bathrooms

Half-height tiling to all walls to 3, 4 & 5 bedroom homes	✓
Shaver socket	✓
White modern sanitaryware	✓

## En suites†

Full-height tiling to shower wall	✓
Half-height tiling to remaining walls	✓
White modern sanitaryware	✓
Shaver socket	✓

## Cloakroom

Splashback to basin	✓
White modern sanitaryware	✓

## Heating/electrical services

Full central heating/gas fired radiators	✓
Thermostatically controlled radiator valves	✓
Mains operated smoke/heat detectors	✓
White double socket outlets	✓
TV sockets to living room, main and bedroom 2 (if applicable)	✓

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

† = Where applicable

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.

# Specification of our homes

## Lighting

Chrome downlights to all wet rooms**	✓
Pendant light fittings to all other rooms	✓

## Internal finishes

Flooring included throughout, from a selected range	✓
White finished internal doors	✓
Ceilings and walls finished in white	✓
White painted internal joinery	✓
White UPVC double glazed windows	✓
Chrome ironmongery	✓

## External finishes

Stainless steel up/down spotlight†	✓
External tap†	✓

## Kitchen optional upgrades\*

Upgrade double oven	✓
Upgrade worktops to include upstand	✓
Upgrade coloured door frontals	✓
Upgrade appliances	✓

## Bathroom and en suite optional upgrades\*

Upgrade tiling	✓
Upgrade to shower over bath	✓
Upgrade shower	✓
Upgrade towel rail	✓

## Additional features optional upgrades\*

Upgrade to room specific downlights	✓
Upgrade to room specific wardrobe	✓
Upgrade to additional sockets	✓
Upgrade flooring	✓

[→ Find out more](#)

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction  
 \*\*Applies to homes with only 1 bath † = Where applicable

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.



# Our homes

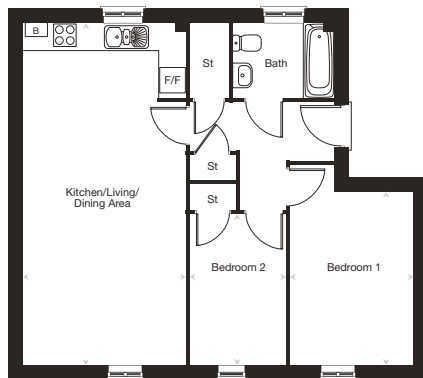


 [View the site plan](#)



# Wilson Court

2 BEDROOM APARTMENT, TOTAL 678 sq. ft. / 62.9 sq. m.



## PLOT 19

### Kitchen/Living/Dining Area

7.70m × 3.67m      25'3" × 12'1"

### Bedroom 1

4.52m × 2.80m      14'10" × 9'2"

### Bedroom 2

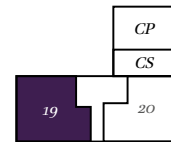
3.41m × 2.17m      11'2" × 7'2"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

[→ View development](#)

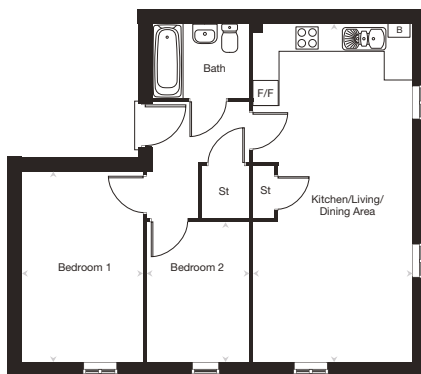
[→ View our current availability](#)

B - Boiler F/F - Fridge Freezer St - Store WC - Cloakroom. 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. 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 speak to our sales executives regarding the tenure of our new homes. 51530 / October 2025.



# Wilson Court

2 BEDROOM APARTMENT, TOTAL 644 sq. ft. / 59.8 sq. m.



## PLOT 20

### Kitchen/Living/Dining Area

7.70m × 3.63m      25'3" × 11'11"

### Bedroom 1

4.34m × 2.76m      14'3" × 9'1"

### Bedroom 2

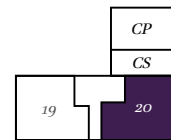
3.19m × 2.76m      10'6" × 7'8"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

[→ View development](#)

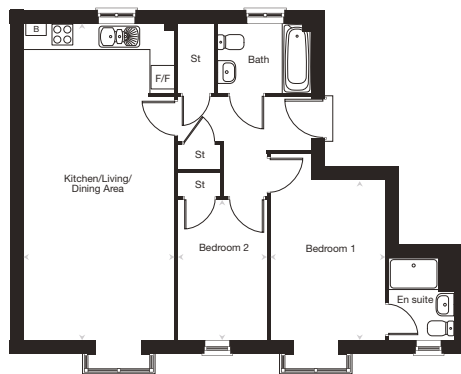
[→ View our current availability](#)

B - Boiler F/F - Fridge Freezer St - Store WC - Cloakroom. 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. 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 speak to our sales executives regarding the tenure of our new homes. 51530 / October 2025.



# Wilson Court

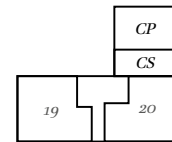
2 BEDROOM APARTMENTS, TOTAL 23 sq. ft. / 67.2 sq. m.



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

## PLOTS 21 & 24

### Kitchen/Living/Dining Area

7.70m × 3.67m      25'3" × 12'7"

### Bedroom 1

4.52m × 2.80m      14'10" × 9'2"

### Bedroom 2

3.41m × 2.17m      11'2" × 7'2"

[→ View development](#)

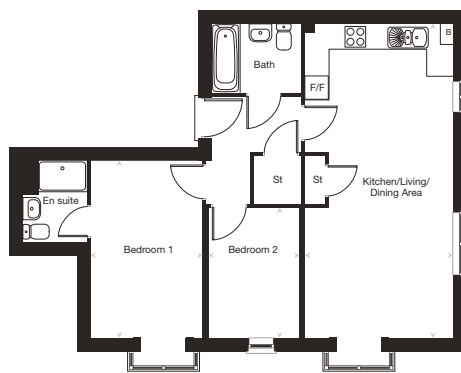
[→ View our current availability](#)

B - Boiler F/F - Fridge Freezer St - Store WC - Cloakroom. 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. 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. Please speak to our sales executives regarding the tenure of our new homes. 51530 / October 2025.



# Wilson Court

2 BEDROOM APARTMENTS, TOTAL 680 sq. ft. / 63.2 sq. m.



## PLOTS 22 & 25

### Kitchen/Living/Dining Area

7.70m × 3.63m      25'3" × 11'11"

### Bedroom 1

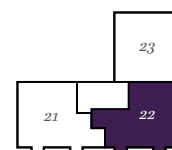
4.34m × 2.76m      14'3" × 9'1"

### Bedroom 2

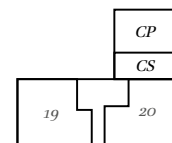
3.19m × 2.34m      10'6" × 9'1"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

[→ View development](#)

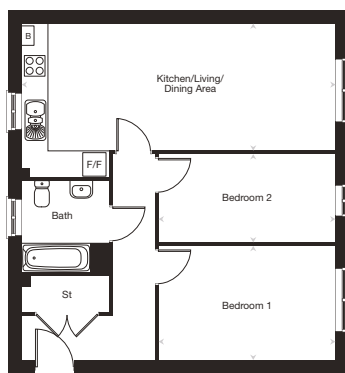
[→ View our current availability](#)

B - Boiler F/F - Fridge Freezer St - Store WC - Cloakroom. 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. 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. Please speak to our sales executives regarding the tenure of our new homes. 51530 / October 2025.



# Wilson Court

2 BEDROOM APARTMENTS, TOTAL 701 sq. ft. / 65.2 sq. m.



## PLOTS 23 & 26

### Kitchen/Living/Dining Area

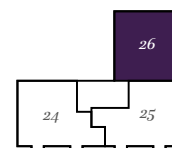
7.70m × 3.12m      25'3" × 10'3"

### Bedroom 1

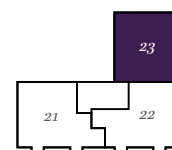
4.34m × 2.80m      14'3" × 9'2"

### Bedroom 2

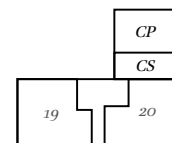
4.34m × 2.18m      14'3" × 7'2"



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

[→ View development](#)

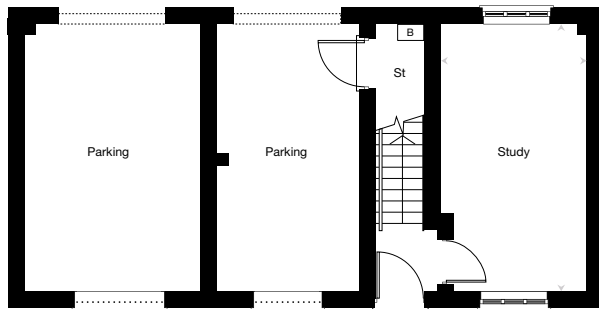
[→ View our current availability](#)

B - Boiler F/F - Fridge Freezer St - Store WC - Cloakroom. 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. 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 speak to our sales executives regarding the tenure of our new homes. 51530 / October 2025.



# The Edale

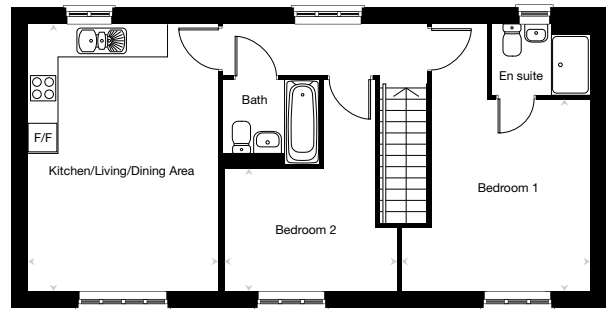
2 BEDROOM HOME, TOTAL 66.8 sq. m. / 720 sq. m.



## GROUND FLOOR

### Study

5.35m x 2.94m max. 17'7" x 9'8" max.



## FIRST FLOOR

### Kitchen/Living/Dining Area

5.35m x 3.80m 17'7" x 12'6"

### Bedroom 1

3.86m x 3.77m max. 12'8" x 12'5" max.

### Bedroom 2

3.47m max. x 2.46m 11'5" max. x 8'1"



[View development](#)



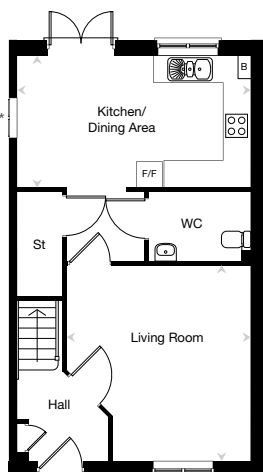
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B - Boiler F/F - Fridge Freezer St - Store WC - Cloakroom. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 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. Please speak to our sales executives regarding the tenure of our new homes. 51530 / October 2025.



# The Byford

3 BEDROOM HOME, TOTAL 958.0 sq. ft. / 89.0 sq. m.



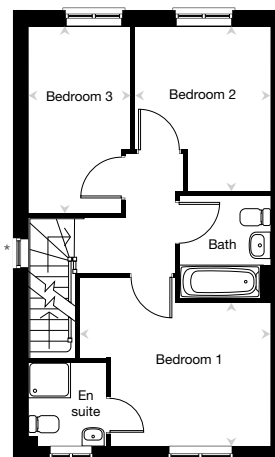
## GROUND FLOOR

### Kitchen/Dining

5.06m × 2.87m      16'7" × 9'5"

### Living Room

4.24m × 3.98m      13'11" × 13'1"



## FIRST FLOOR

### Bedroom 1

3.98m × 3.00m      13'1" × 9'10"

### Bedroom 2

3.46m × 2.57m      11'4" × 8'5"

### Bedroom 3

3.91m × 2.15m      12'10" × 7'1"



[Discover more about this home](#)



[View our current availability](#)

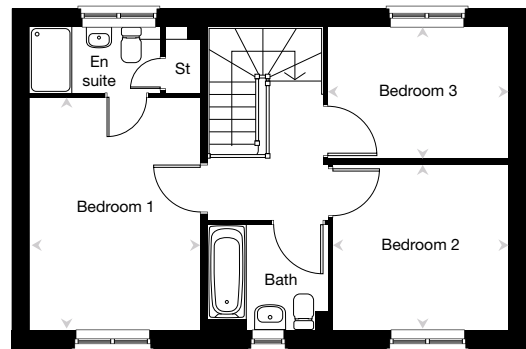
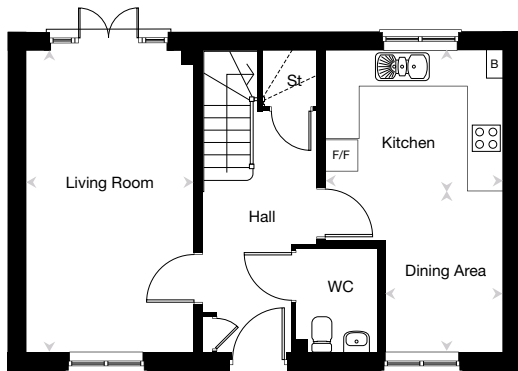
B - Boiler F/F - Fridge Freezer St - Store WC - Cloakroom. \*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + 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. Please speak to our sales executives regarding the tenure of our new homes. 51530 / October 2025.





# The Ardale

3 BEDROOM HOME, TOTAL 998.0 sq. ft. / 92.7 sq. m.



## GROUND FLOOR

### Kitchen

3.18m x 2.50m      10'6" x 8'3"

### Dining Area

2.91m x 2.11m      9'7" x 6'11"

### Living Room

5.41m x 3.01m      17'9" x 9'11"

## FIRST FLOOR

### Bedroom 1

4.15m x 3.07m      13'7" x 10'1"

### Bedroom 2

3.13m x 2.95m      10'3" x 9'8"

### Bedroom 3

3.25m x 2.37m      10'8" x 7'9"

[→ View development](#)

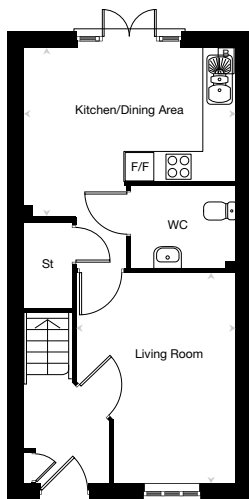
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B - Boiler F/F - Fridge Freezer St - Store WC - Cloakroom. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 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. Please speak to our sales executives regarding the tenure of our new homes. 51530 / October 2025.



# The Braxton

3 BEDROOM HOME, TOTAL 1,091 sq. ft. / 101.3 sq. m.



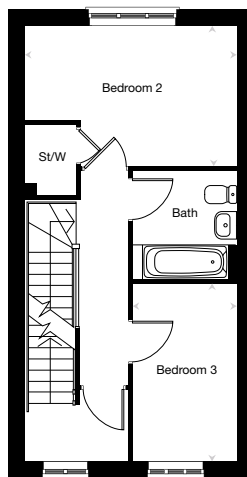
## GROUND FLOOR

### Kitchen/Dining Area

4.26m x 3.39m max. 14'0" x 11'2" max.

### Living Room

4.21m x 3.19m max. 13'10" x 10'6" max.



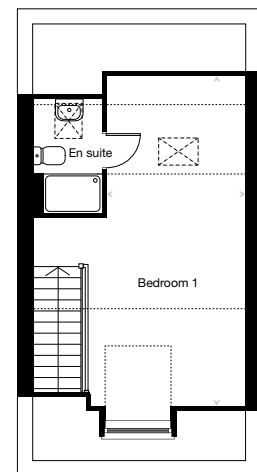
## FIRST FLOOR

### Bedroom 2

4.25m x 2.82m 14'0" x 9'3"

### Bedroom 3

3.59m x 2.11m 11'10" x 6'11"



## SECOND FLOOR

### Bedroom 1


6.64m x 2.76m 21'10" x 9'1"



[Discover more about this home](#)



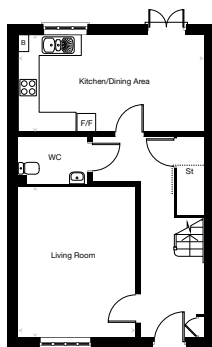
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B - Boiler F/F - Fridge Freezer St - Store S/W - Store/Wardrobe WC - Cloakroom  - Roof Window. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 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. Please speak to our sales executives regarding the tenure of our new homes. 51530 / October 2025.



# The Huxford

4 BEDROOM HOME, TOTAL 1,175 sq. ft. / 109.1 sq. m.



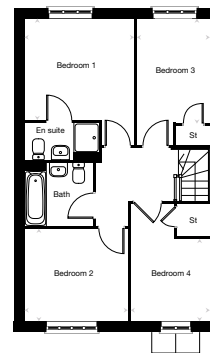
## GROUND FLOOR

### Kitchen/Dining Area

5.73m × 3.00m      18'10" × 9'10"

### Living Room

4.66m × 3.63m      15'4" × 11'11"



## FIRST FLOOR

### Bedroom 1

3.42m × 3.16m      11'3" × 10'5"

### Bedroom 2

3.23m × 2.84m      10'7" × 9'4"

### Bedroom 3

3.25m × 2.23m      10'8" × 7'4"

### Bedroom 4

2.52m × 2.41m      8'3" × 7'11"

[→ View development](#)

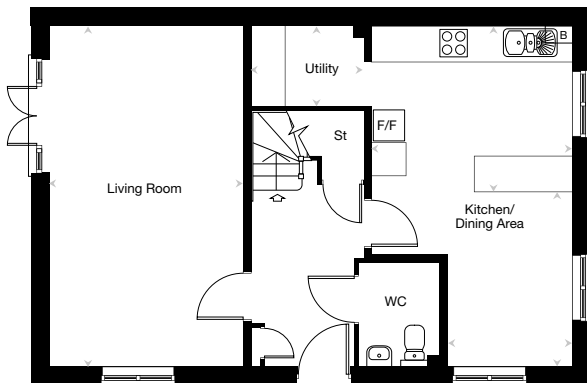
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B - Boiler F/F - Fridge Freezer St - Store WC - Cloakroom. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 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. Please speak to our sales executives regarding the tenure of our new homes. 51530 / October 2025.



# The Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq. ft. / 115.46 sq. m.



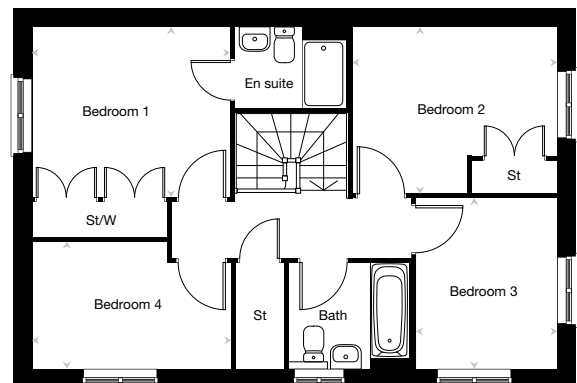
## GROUND FLOOR

### Kitchen/Dining

6.09m × 3.58m      20'0" × 11'9"

### Living Room

6.09m × 3.46m      20'0" × 11'4"



## FIRST FLOOR

### Bedroom 1

3.53m × 3.30m      11'7" × 9'11"

### Bedroom 2

3.64m × 2.96m      11'11" × 9'9"

### Bedroom 3

3.05m × 2.51m      10'0" × 8'3"

### Bedroom 4

3.55m × 2.28m      11'8" × 7'6"

[→ Discover more about this home](#)

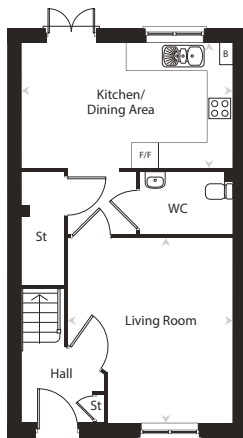
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B – Boiler F/F – Fridge Freezer St – Store St – Store/Cylinder St/W – Store/Wardrobe WC – Cloakroom. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. 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. Please speak to our sales executives regarding the tenure of our new homes. 51530 / October 2025.



# The Elliston

4 BEDROOM HOME, TOTAL 1,249 sq. ft. / 116.10 sq. m.



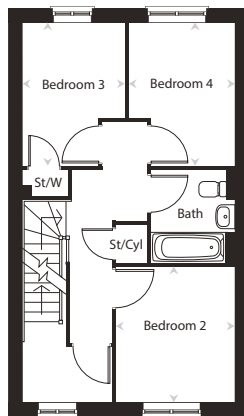
## GROUND FLOOR

### Living Room

4.27m x 3.82m      14'0" x 12'7"

### Kitchen/Dining max.

3.89m x 2.91m      16'1" x 9'7"



## FIRST FLOOR

### Bedroom 2

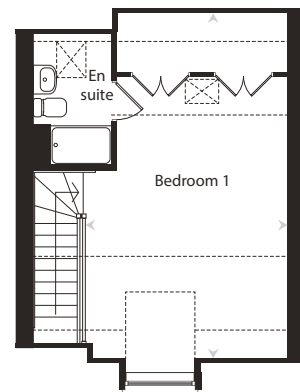
3.16m x 2.74m      10'5" x 9'0"

### Bedroom 3

3.32m x 2.23m      10'11" x 7'4"

### Bedroom 4

3.32m x 2.47m      10'11" x 8'1"



## SECOND FLOOR

### Bedroom 1

6.64m x 3.89m      21'10" x 12'9"

[→ Discover more about this home](#)

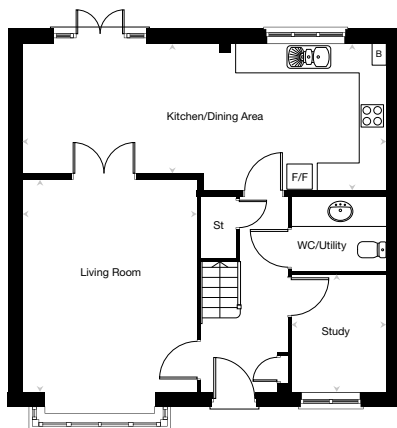
[→ View our current availability](#)

B - Boiler F/F - Fridge Freezer St - Store St/Cyl - Store/Cylinder St/W - Store/Wardrobe WC - Cloakroom - Roof Window. 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. 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. Please speak to our sales executives regarding the tenure of our new homes. 51530 / October 2025.



# The Manford

4 BEDROOM HOME, TOTAL 1,385 sq. ft. / 128.68 sq. m.



## GROUND FLOOR

### Kitchen/Dining

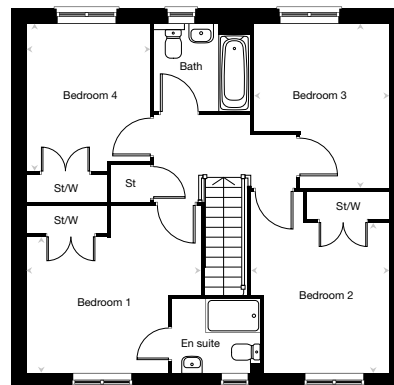
8.11m × 3.26m      26'7" × 10'9"

### Living Room

4.74m × 3.89m      15'7" × 12'9"

### Study

2.63m × 2.11m      8'8" × 6'11"



## FIRST FLOOR

### Bedroom 1

3.89m × 3.03m      12'9" × 9'11"

### Bedroom 2

3.35m × 3.10m      11'0" × 10'2"

### Bedroom 3

3.66m × 3.05m      12'0" × 10'0"

### Bedroom 4

3.28m × 2.76m      10'9" × 9'1"



[Discover more about this home](#)



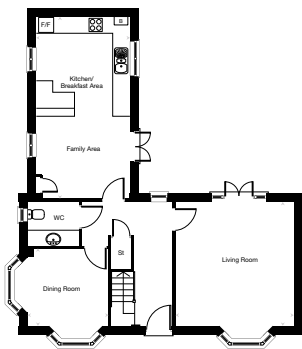
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B - Boiler F/F - Fridge Freezer St - Store St/Cyl - Store/Cylinder WC - Cloakroom. \*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. 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. Please speak to our sales executives regarding the tenure of our new homes. 51530 / October 2025.



# The Waysdale

4 BEDROOM HOME, TOTAL 1,549 sq. ft. / 143.9 sq. m.

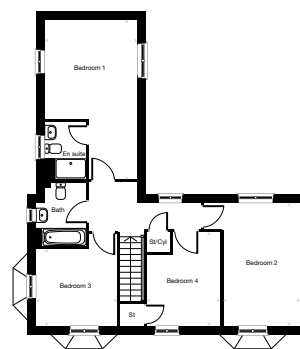


## GROUND FLOOR

**Kitchen/Breakfast/Family Area**  
6.82m x 3.50m      22'5" x 11'6"

**Living Room**  
4.62m x 4.47m      15'2" x 14'8"

**Dining Room**  
3.05m x 2.91m      10'0" x 9'7"



## FIRST FLOOR

**Bedroom 1**  
6.07m max. x 3.50m      19'11" max. x 11'6"

**Bedroom 2**  
4.62m x 2.95m      15'2" x 9'8"

**Bedroom 3**  
3.05m x 2.91m      10'0" x 9'7"

**Bedroom 4**  
3.54m x 2.79m      11'8" x 9'2"

[➔ View development](#)

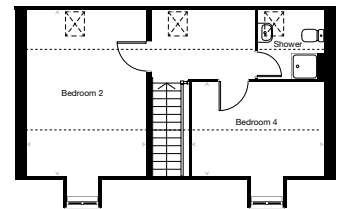
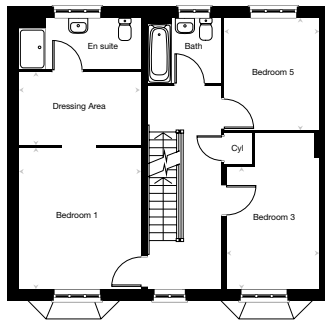
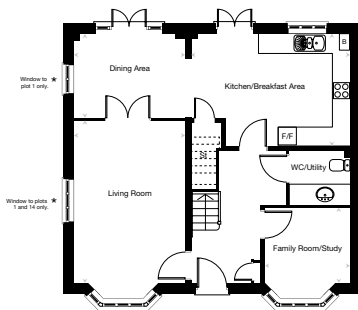
[➔ View our current availability](#)

B – Boiler F/F – Fridge Freezer St – Store St/Cyl – Store/Cylinder WC – Cloakroom. 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. 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. Please speak to our sales executives regarding the tenure of our new homes. 51530 / October 2025.



# The Rushton

5 BEDROOM HOME, TOTAL 1,969 sq. ft. / 182.90 sq. m.



## GROUND FLOOR

### Kitchen/Breakfast Area

5.05m x 3.58m      16'7" x 11'9"

### Dining Area

3.54m x 2.70m      11'8" x 8'11"

### Living Room

5.11m x 3.54m      16'9" x 11'8"

### Family Room/Study

2.74m x 2.36m      9'0" x 7'9"

## FIRST FLOOR

### Bedroom 1

4.08m x 3.54m      13'5" x 11'8"

### Dressing Area

3.54m x 2.15m      11'8" x 7'1"

### Bedroom 3

4.51m x 2.78m      14'10" x 9'1"

### Bedroom 5

3.29m x 2.83m      10'10" x 9'4"

## SECOND FLOOR

### Bedroom 2

4.82m x 3.55m      15'10" x 11'8"

### Bedroom 4

3.92m x 2.72m      12'11" x 8'11"

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B - Boiler Cyl - Cylinder F/F - Fridge Freezer St - Store WC - Cloakroom - Roof Window. \*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. 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. Please speak to our sales executives regarding the tenure of our new homes. 51530 / October 2025.



# Ways to buy

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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?

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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



Please speak to your Sales Executive for further details.

# Taylor Wimpey

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# Lands Improvement

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A joint venture development brought to you by Taylor Wimpey and Lands Improvement.

At Taylor Wimpey we have established an impressive track record for innovation and quality, with an unrivalled reputation for creating first-class residential developments – a reputation that we have built up over many years.

We use this in-depth experience each time we plan, design and build a development, always considering the location and heritage that already exists in a town, county or region. From our flagship city developments such as Chobham Manor and Dalston Curve, to more unique refurbished-based projects such as Brigadier House, our past and current developments offer homes that buyers can enjoy whilst experiencing all the benefits of a new-build home when it comes to energy-efficiency and low maintenance.

Whether you choose a village setting or the bustle of a market town, a county town or a beautifully planned new community, you will find a home crafted for modern living. At Taylor Wimpey we are proud of our business – and of the many awards we have won that recognise our commitment to delivering appealing new home schemes for the 21st century.

Lands Improvement Holdings ('Lands Improvement'), is one of the UK's leading strategic land development companies and master developers.

The company acquires greenfield and brownfield land, priming the land for residential-led development by obtaining outline planning and delivering strategic infrastructure.

The history of Lands Improvement can be traced back to 1853; the company being founded to provide capital assistance to farmers. Today, Lands Improvement continues to work with farmers and a wide range of landowners to assess development potential of sites and add value through planning and infrastructure delivery.

Once planning permission is granted, Lands Improvement work with housebuilders by bringing the land forward for development, often by investing in key strategic infrastructure and acting as master developer. Lands Improvement has a proven track record of generating and realising value for all its stakeholders, both landowners, shareholders and communities alike.

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**Book an appointment**



**How to buy a home**



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