



# Burdon Fields

RYHOPE, SUNDERLAND

A new collection of thoughtfully designed two, three and four bedroom new homes close to the coastal town of Ryhope.

**Taylor**  
**Wimpey**

# Contents

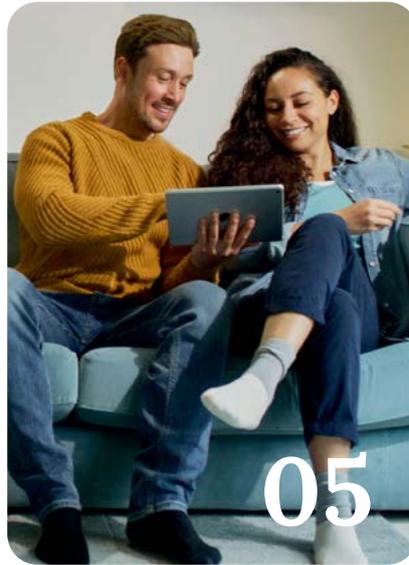
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**Welcome to  
Burdon Fields**



**Personalise  
your home**



**Included  
as standard**



**Our homes**



**Ways to buy**



**Take your  
next step**



# Welcome to Burdon Fields

Situated on the outskirts of Ryhope, Burdon Fields will be a brand-new community with something for everyone.

The development is surrounded by plenty of green open space, with the coast also just a stone's throw away. Each home has been designed to suit a variety of needs, with modern designs and thoughtful layouts.



[→ View the site plan](#)

# The perfect location

Situated near to the coastal village of Ryhope, Burdon Fields is conveniently located within walking distance of local amenities and just a few minutes' drive away from the centre of Sunderland.

There's lots to see and do, with plenty of bars and traditional cafés, wonderful restaurants and of course the picturesque coastline close by. There are plenty of local activities for everyone to enjoy.

Seaham beach



Spire Bridge, Sunderland



Join a growing community



**Discover more about Burdon Fields**



# 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 give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Electrolux oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

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<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

## Kitchen & Utility

A contemporary fitted symphony kitchen including stainless steel splashback above hob	✓
Choice of worktops with matching upstands	✓
1.5 bowl stainless steel inset sink with tap (house type dependent)	✓
Stainless steel Electrolux integrated 4 burner gas hob	✓
Integrated Electrolux cooker hood	✓
Stainless steel single built in Electric oven by Electrolux (built in/built under - house type dependent)	✓
1 electric double socket to incorporate USB charge point	✓
Utility room designed to mirror kitchen (house type dependent)	✓

## Bathrooms, en suites and cloakrooms

Extractor fan	✓
Splashback tiling to basin in cloakroom (excluding WC/Utility)	✓
Porcelanosa full height tiling within shower enclosure and half height tiling to sanitary ware wall in en suite	✓
Free standing sanitary ware - white	✓
Mixer tap to hand basin and bath in Chrome	✓
White shower tray to en suite	✓
Thermostatic chrome shower with bath screen and tiling above bath (In house types with no en suite)	✓
Half height tiling to sanitary ware wall and splashback tiling above bath in bathroom	✓

## Central heating/hot water system

Waste water heat recovery for showers	✓
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓

## Electrical features

Standard sockets and switches as indicated on working drawings - white	✓
Electric Car Charging 7kW wall/post mounted point†	✓
TV socket to lounge and bedroom one (as indicated in drawings)	✓
Batten light point to garage where in plot curtilage (where applicable, as indicated in drawings)	✓

✓ = Standard features. † = Electric Car Charging point will be wall or post mounted depending on plot.

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# Specification of our houses

Finishing touches	
White emulsion to walls and ceilings	✓
White pre-finished internal doors with chrome handles	✓
Black pre-finished GRP front entrance door with three point locking system and chrome ironmongery	✓
External Features	
External front light and wiring for rear	✓
PV Solar panels	✓
Triple glazed windows	✓
PVCu French doors to rear	✓
Security and Safety	
Mains operated smoke detectors supplied	✓
Carbon monoxide detectors supplied	✓
Gardens, Paths and Drives	
Hard standing area to rear garden for wheelie bin storage	✓
Outside tap to rear elevation	✓
Grey concrete paving slabs to pathways and patios	✓
Front garden turfed or shrubbed (as per landscaping drawing)	✓
1.8m closeboard fencing to rear garden (house type dependent, refer to boundary drawings)	✓
Block Paved driveway	✓
Other Features	
NHBC 10 year build mark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

Flooring and turf do not form part of our standard specification, but may be available as part of our optional extras to personalise your home. Please speak with a Sales Executive for details.

 **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.



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.  
\*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.



Scan the QR code for an interactive experience

## Waste water heat recovery

*Uses heat from waste water to save energy.*

Waste water heat recovery takes heat from the water that goes down the drain when you shower and uses that heat to pre-warm cold water from the mains via a heat exchanger (pipe) system.

The system can increase the temperature of mains cold water by up to 15 degrees, meaning less energy is needed to heat the water you use, which in turn lowers emissions and energy bills.

A waste water heat recovery system has no moving parts and there is no additional maintenance than you'd expect for a normal drainage system.



Scan the QR code for an interactive experience

## Thermal lintel

*A load bearing beam placed across doors and windows designed to reduce heat loss.*

Lintels are beams, typically made of steel, which are placed above windows and doors to support load from above. Thermal lintels are up to five times more thermally efficient than a steel lintel. They have an integrated polymer isolator, which helps to prevent heat escaping from the inside of your home to the outside. This helps to increase the energy efficiency of your home.

We use triple glazed windows to deliver maximum heat retention. They are more energy efficient than double glazed, as they use three panes of glass to reflect more heat back into your home to prevent it from escaping outside.

# Taylor Wimpey

## 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



# Taylor Wimpey

## 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.

# Our homes



 [View the site plan](#)



# The Bittesford

4 BEDROOM HOME, TOTAL NET 1,236 SQ FT



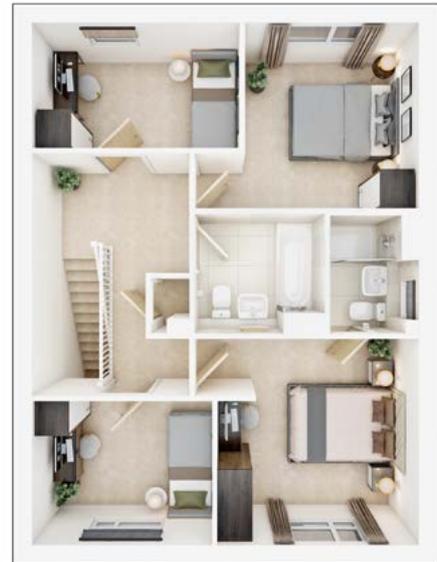
## GROUND FLOOR

### Living room

4.40m × 3.48m      14' 5" × 11' 5"

### Kitchen/Dining

4.40m × 5.30m      14' 5" × 17' 5"



## FIRST FLOOR

### Bedroom 1

3.40m × 3.51m      11' 2" × 11' 6"

### Bedroom 2

2.93m × 3.16m      9' 8" × 10' 4"

### Bedroom 3

3.04m × 2.45m      10' 0" × 8' 0"

### Bedroom 4

3.51m × 2.13m      11' 6" × 7' 0"

[→ Discover more about this home](#)

[→ View our current availability](#)

\*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 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. 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. 81423 TWNE/July 2025.



# The Chalham

4 BEDROOM HOME, TOTAL NET 1,291 SQ FT



## GROUND FLOOR

### Living room

4.85m x 4.67m      15' 11" x 15' 4"

### Kitchen/Dining

4.85m x 4.67m      15' 11" x 13' 5"



## FIRST FLOOR

### Bedroom 1

3.26m x 3.64m      10' 8" x 11' 11"

### Bedroom 2

3.28m x 4.43m      10' 9" x 14' 6"

### Bedroom 3

3.25m x 3.37m      10' 8" x 11' 1"

### Bedroom 4

4.85m x 2.85m      15' 11" x 9' 4"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Eynsford

3 BEDROOM HOME, TOTAL NET 972 SQ FT



## GROUND FLOOR

### Living room

4.17m x 3.43m      13' 8" x 11' 3"

### Kitchen/Dining

5.07m x 3.80m      16' 8" x 12' 6"



## FIRST FLOOR

### Bedroom 1

4.03m x 3.01m      13' 3" x 9' 11"

### Bedroom 2

2.15m x 4.37m      7' 1" x 11' 5"

### Bedroom 3

2.83m x 2.93m      9' 4" x 9' 7"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Keeford

3 BEDROOM HOME, TOTAL NET 1,021 SQ FT



## GROUND FLOOR

### Living room

3.30m x 3.81m      10' 10" x 12' 6"

### Kitchen/Dining

5.41m x 2.75m      17' 9" x 9' 0"



## FIRST FLOOR

### Bedroom 1

2.80m x 4.81m      9' 2" x 15' 10"

### Bedroom 2

3.12m x 3.99m      10' 3" x 13' 1"

### Bedroom 3

2.52m x 2.96m      8' 3" x 9' 9"

[➔ Discover more about this home](#)

[➔ View our current availability](#)

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# The Aynesdale

3 BEDROOM HOME, TOTAL NET 1,058 SQ FT



## GROUND FLOOR

### Living room

5.52m x 3.20m      18' 1" x 10' 6"

### Kitchen/Dining

5.52m x 3.21m      18' 1" x 10' 6"



## FIRST FLOOR

### Bedroom 1

2.77m x 3.36m      9' 1" x 11' 0"

### Bedroom 2

3.23m x 3.27m      10' 7" x 10' 9"

### Bedroom 3

2.67m x 2.80m      8' 9" x 9' 2"

[➔ Discover more about this home](#)

[➔ View our current availability](#)

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# The Byrneham

3 BEDROOM HOME, TOTAL NET 1,154 SQ FT



## GROUND FLOOR

### Living room

4.17m x 4.38m      13' 8" x 14' 4"

### Kitchen/Dining

4.17m x 4.40m      13' 8" x 14' 5"

### Study

1.85m x 2.60m      6' 1" x 8' 6"



## FIRST FLOOR

### Bedroom 1

3.29m x 5.32m      10' 9" x 17' 6"

### Bedroom 2

4.17m x 2.89m      13' 8" x 9' 6"

### Bedroom 3

2.23m x 3.59m      7' 4" x 11' 10"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Beaford

2 BEDROOM HOME, TOTAL NET 778 SQ FT



## GROUND FLOOR

### Lounge

4.06m x 3.80m      13' 4" x 12' 6"

### Kitchen/Dining

2.19m x 2.92m      7' 2" x 9' 7"



## FIRST FLOOR

### Bedroom 1

4.06m x 3.79m      13' 4" x 12' 5"

### Bedroom 2

4.06m x 2.69m      13' 4" x 8' 10"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# 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?

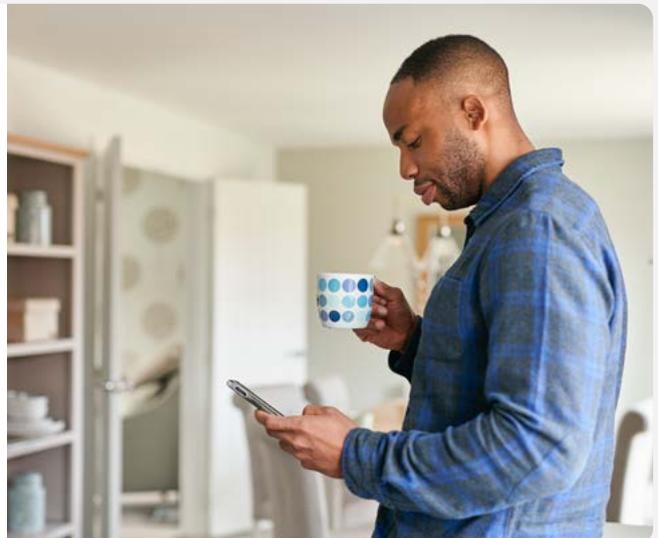
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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



# Take your next step



Find your dream home on our website.



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 **0191 3385 355**.



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

[→ Request a callback](#)

[→ How to buy a home](#)



**BURDON FIELDS**, Burdon Road, Ryhope, Sunderland, Tyne and Wear, SR3 2PH

**CONTACT US ON 0191 3385 355**

# Taylor Wimpey

Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Help to Buy, Part Exchange and easymover, go to [www.taylorwimpey.co.uk/terms](http://www.taylorwimpey.co.uk/terms). Information is correct at the time of going to print. Please speak to your sales executive for further details.