

# Ladden Garden Village

NORTH YATE, GLOUCESTERSHIRE

An exciting new collection of two bedroom apartments, and two, three and four bedroom homes within Ladden Garden Village, North Yate.

**Taylor**  
**Wimpey**

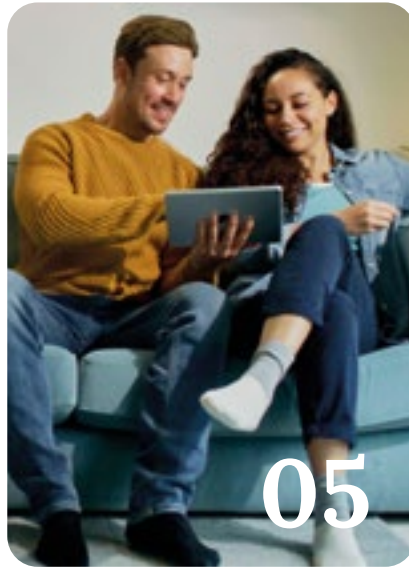
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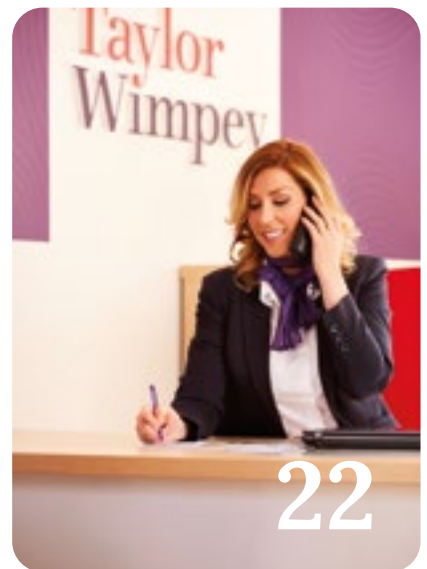
→ **Our homes**



→ **Ways to buy**



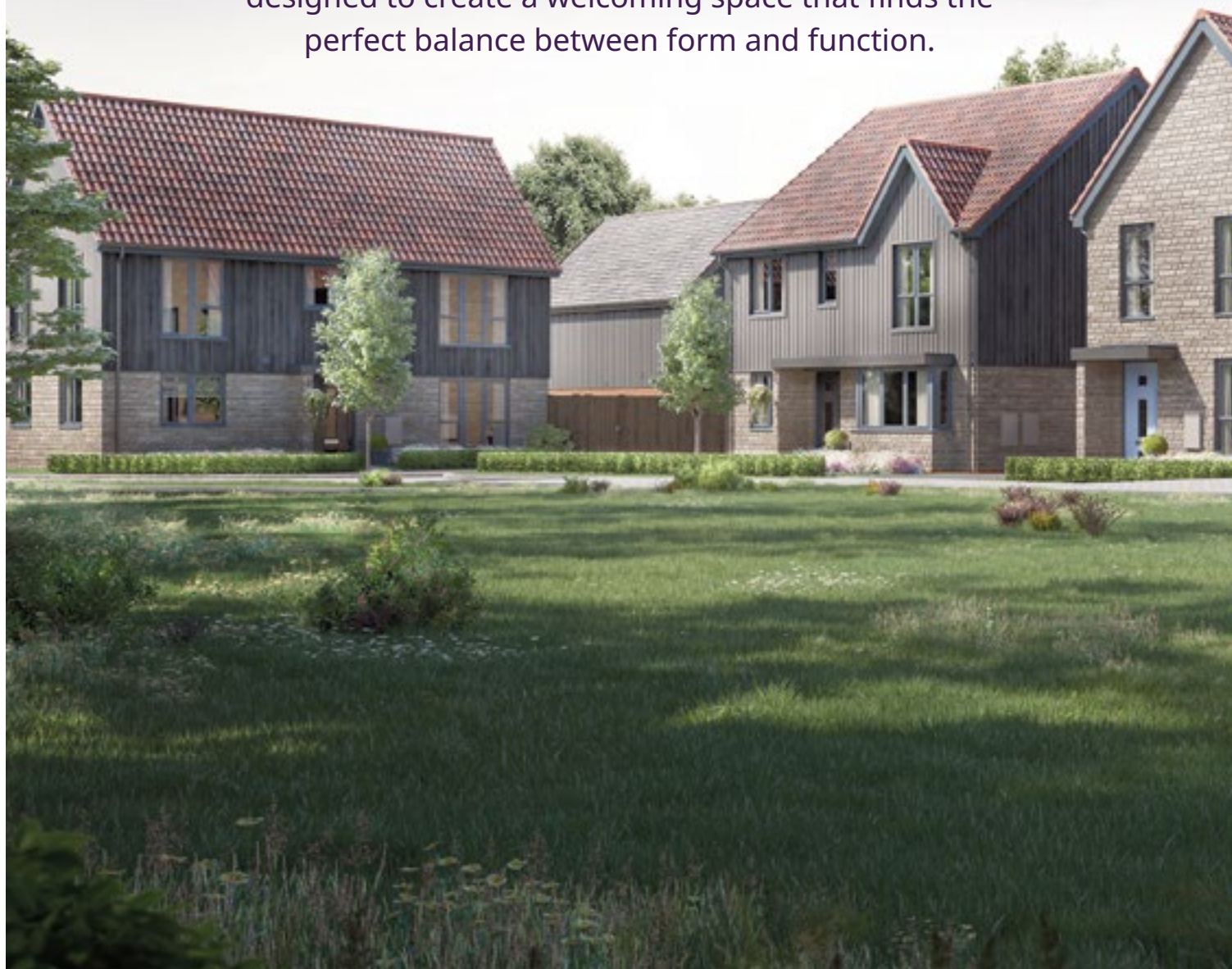
→ **Take your next step**



# Welcome to Ladden Garden Village

This brand-new community located on the outskirts of Yate, is within easy reach of the bright lights of Bristol city centre and the beautiful landscapes of the Cotswolds.

Each of the homes at this varied development has been designed to create a welcoming space that finds the perfect balance between form and function.



[View the site plan](#)

# Love community life

The wider community of Ladden Garden Village will feature a range of amenities, including a grocery store, surgery, primary schools and open spaces, all interconnected by peaceful footpaths and cycleways.

For more choice, Yate town centre is a few minutes away and offers a range of shopping, cafés, restaurants and entertainment, along with rail links to Bristol in as little as 20 minutes\*.

\*Rail times taken from nationalrail.co.uk and are approximate only

Taylor Wimpey community



Rail links to Bristol



Yate Town pubs and restaurants



[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 give 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<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<sup>†</sup> and shower rooms<sup>†</sup>

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.

# Our homes

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→ 2 Bedroom  
Apartments



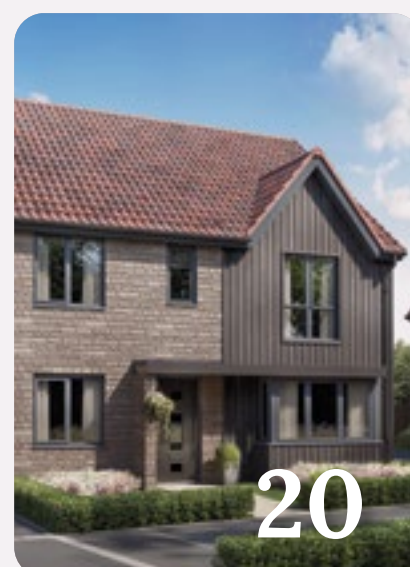
→ 2 Bedroom Homes



→ 3 Bedroom Homes



→ 4 Bedroom Homes

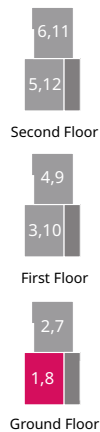


→ View the site plan



# Puffin House & Plover House

## 2 BEDROOM APARTMENTS



### PLOTS 1 & 8

#### Kitchen

3.59m x 2.00m min. 11'10" x 6'7" min.

#### Living Room/Dining Area

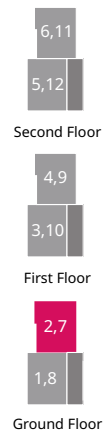
4.85m x 3.59m 15'11" x 11'10"

#### Bedroom 1

3.62m x 2.97m 11'11" x 9'9"

#### Bedroom 2

3.62m x 2.05m 11'11" x 6'9"



### PLOTS 2 & 7

#### Kitchen

4.44m x 1.83m min. 14'7" x 6'0" min.

#### Living Room/Dining Area

5.16m x 3.50m 16'11" x 11'6"

#### Bedroom 1

3.53m x 2.67m 11'7" x 8'9"

#### Bedroom 2

3.53m x 2.51m 11'7" x 8'3"



[Discover more about this home](#)



[View our current availability](#)

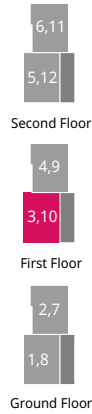
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# Puffin House & Plover House

## 2 BEDROOM APARTMENTS



### PLOTS 3 & 10

#### Kitchen

3.59m × 2.00m min. 11'10" × 6'7" min.

#### Living Room/Dining Area

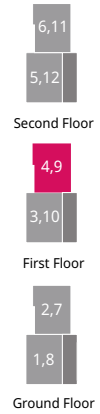
4.85m × 3.59m 15'11" × 11'10"

#### Bedroom 1

3.62m × 2.97m 11'11" × 9'9"

#### Bedroom 2

3.62m × 2.05m 11'11" × 6'9"



### PLOTS 4 & 9

#### Kitchen

4.44m × 1.83m min. 14'7" × 6'0" min.

#### Living Room/Dining Area

5.16m × 3.50m 16'11" × 11'6"

#### Bedroom 1

3.53m × 2.51m 11'7" × 8'3"

#### Bedroom 2

3.53m × 2.67m 11'7" × 8'9"

[→ Discover more about this home](#)

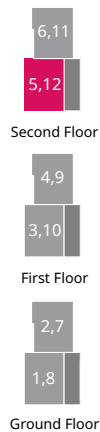
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# Puffin House & Plover House

## 2 BEDROOM APARTMENTS



### PLOTS 5 & 12

#### Kitchen

3.71m × 2.00m min. 12'2" × 6'7" min.

#### Living Room/Dining Area

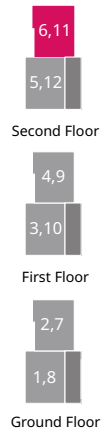
4.85m × 3.71m 15'11" × 12'2"

#### Bedroom 1

3.62m × 2.97m 11'11" × 9'9"

#### Bedroom 2

3.62m × 2.05m 11'11" × 6'9"



### PLOTS 6 & 11

#### Kitchen

4.55m × 1.94m min. 14'11" × 6'4" min.

#### Living Room/Dining Area

5.04m × 3.61m 16'7" × 11'10"

#### Bedroom 1

3.53m × 2.51m 11'7" × 8'3"

#### Bedroom 2

3.53m × 2.67m 11'7" × 8'9"



[Discover more about this home](#)

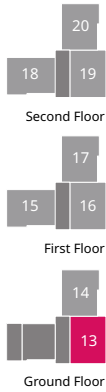


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# Panther House

## 2 BEDROOM APARTMENTS



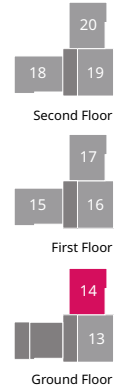
### PLOT 13

**Kitchen**  
3.59m x 2.00m      11'10" x 6'7"

**Living Room/Dining Area**  
4.87m x 3.59m      16'0" x 11'10"

**Bedroom 1**  
3.62m x 2.97m      11'11" x 9'9"

**Bedroom 2**  
3.62m x 2.04m      11'11" x 6'8"



### PLOT 14

**Kitchen**  
4.44m x 1.83m      14'7" x 6'0"

**Living Room/Dining Area**  
5.16m x 3.50m      16'11" x 11'6"

**Bedroom 1**  
3.53m x 2.67m      11'7" x 8'9"

**Bedroom 2**  
3.53m x 2.51m      11'7" x 8'3"

[→ Discover more about this home](#)

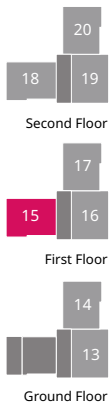
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# Panther House

## 2 BEDROOM APARTMENTS



### PLOT 15

#### Kitchen

4.44m × 1.83m      14'7" × 6'0"

#### Living Room/Dining Area

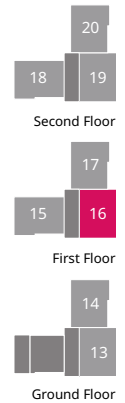
5.16m × 3.50m      16'11" × 11'6"

#### Bedroom 1

3.53m × 2.67m      11'7" × 8'9"

#### Bedroom 2

3.53m × 2.51m      11'7" × 8'3"



### PLOT 16

#### Kitchen

3.59m × 2.00m      11'10" × 6'7"

#### Living Room/Dining Area

4.87m × 3.59m      16'0" × 11'10"

#### Bedroom 1

3.53m × 2.67m      11'7" × 8'9"

#### Bedroom 2

3.62m × 2.04m      11'11" × 6'8"



[Discover more about this home](#)



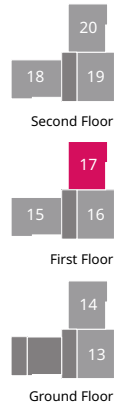
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# Panther House

## 2 BEDROOM APARTMENTS



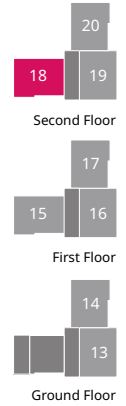
### PLOT 17

**Kitchen**  
4.44m × 1.83m      14'7" × 6'0"

**Living Room/Dining Area**  
5.16m × 3.50m      16'11" × 11'6"

**Bedroom 1**  
3.53m × 2.67m      11'7" × 8'9"

**Bedroom 2**  
3.53m × 2.51m      11'7" × 8'3"



### PLOT 18

**Kitchen**  
4.55m × 1.94m      14'11" × 6'4"

**Living Room/Dining Area**  
5.04m × 3.61m      16'7" × 11'10"

**Bedroom 1**  
3.53m × 2.67m      11'7" × 8'9"

**Bedroom 2**  
3.53m × 2.51m      11'7" × 8'3"

[→ Discover more about this home](#)

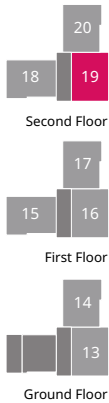
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# Panther House

## 2 BEDROOM APARTMENTS



### PLOT 19

#### Kitchen

3.71m x 2.00m      12'2" x 6'7"

#### Living Room/Dining Area

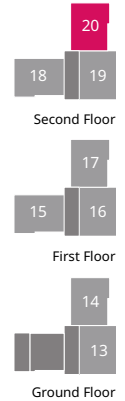
4.87m x 3.71m      16'0" x 12'2"

#### Bedroom 1

3.62m x 2.97m      11'11" x 9'9"

#### Bedroom 2

3.62m x 2.04m      11'11" x 6'8"



### PLOT 20

#### Kitchen

4.55m x 1.94m      14'11" x 6'4"

#### Living Room/Dining Area

5.04m x 3.61m      16'7" x 11'10"

#### Bedroom 1

3.53m x 2.67m      11'7" x 8'9"

#### Bedroom 2

3.53m x 2.51m      11'7" x 8'3"

[→ Discover more about this home](#)

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# The Canford

2 BEDROOM HOME, TOTAL 689 sq ft / 64.01m<sup>2</sup>



## GROUND FLOOR

Living/Dining Area max.

4.73m × 3.98m      15'6" × 13'1"

### Kitchen

3.02m × 1.85m      9'11" × 6'1"



## FIRST FLOOR

Bedroom 1

3.98m × 3.08m      13'1" × 10'1"

Bedroom 2 max.

3.98m × 2.56m      13'1" × 8'5"

[→ Discover more about this home](#)

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# The Gosford

3 BEDROOM HOME, TOTAL 866 sq ft / 80.45m<sup>2</sup>



## GROUND FLOOR

**Living Room** max.

4.26m × 3.69m      14'0" × 12'1"

**Kitchen/Dining Area**

4.72m × 2.87m      15'6" × 9'5"



## FIRST FLOOR

**Bedroom 1** min.

2.96m × 2.83m      9'9" × 9'4"

**Bedroom 2**

3.30m × 2.63m      10'10" × 8'8"

**Bedroom** max.

3.55m × 2.00m      11'8" × 6'7"

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# The Yewdale

3 BEDROOM HOME, TOTAL 931 sq ft / 86.49m<sup>2</sup>



## GROUND FLOOR

### Living Room

5.10m x 3.02m      16'9" x 9'11"

### Kitchen/Dining Area

5.10m x 2.95m      16'9" x 9'8"



## FIRST FLOOR

### Bedroom 1

3.81m x 3.08m      12'6" x 10'11"

### Bedroom 2

2.95m x 2.86m      9'8" x 9'5"

### Bedroom 3

2.95m x 2.15m      9'8" x 7'1"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Easedale

3 BEDROOM HOME, TOTAL 931 sq ft / 86.49m<sup>2</sup>



## GROUND FLOOR

### Living Room

5.10m × 3.02m      16'9" × 9'11"

### Kitchen/Dining Area

5.10m × 2.95m      16'9" × 9'8"



## FIRST FLOOR

### Bedroom 1

3.81m × 3.08m      12'6" × 10'11"

### Bedroom 2

2.95m × 2.86m      9'8" × 9'5"

### Bedroom 3

2.95m × 2.15m      9'8" × 7'1"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Braxton

3 BEDROOM HOME, TOTAL 1,092 sq ft / 101.45m<sup>2</sup>



## GROUND FLOOR

**Living Room** max.

4.19m × 3.19m      13'9" × 10'6"

**Kitchen/Dining Area**

4.25m × 3.43m max.      14'0" × 11'3" max.

## FIRST FLOOR

**Bedroom 2**

4.25m × 2.82m      14'0" × 9'3"

**Bedroom 3**

3.59m × 2.15m      11'10" × 7'1"

## SECOND FLOOR

**Bedroom 1** max.

6.64m × 3.16m      21'10" × 10'4"

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# The Huxford

4 BEDROOM HOME, TOTAL 1,175 sq ft / 109.16m<sup>2</sup>



## GROUND FLOOR

### Living Room

4.66m x 3.63m      15'4" x 11'11"

### Kitchen/Dining Area

5.73m x 3.00m      18'10" x 9'10"



## FIRST FLOOR

### Bedroom 1 max.

3.42m x 3.16m      11'3" x 10'5"

### Bedroom 2

3.23m x 2.84m      10'7" x 9'4"

### Bedroom 3 max.

3.25m x 2.23m      10'8" x 7'4"

### Bedroom 4 max.

2.48m x 2.42m      8'2" x 7'11"

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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. 52092 / June 2023.



# The Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq ft / 115.47m<sup>2</sup>



## GROUND FLOOR

### Living Room

6.09m × 3.46m      20'0" × 11'4"

### Kitchen

3.58m × 2.97m      11'9" × 9'9"

### Dining Area

3.11m × 2.23m      10'3" × 7'4"



## FIRST FLOOR

### Bedroom 1 max.

3.74m × 3.52m      12'4" × 11'7"

### Bedroom 2

3.64m × 2.95m      11'11" × 9'8"

### Bedroom 3

3.05m × 2.51m      10'0" × 8'3"

### Bedroom 4 max.

3.54m × 2.25m      11'7" × 7'5"

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# The Sunford

4 BEDROOM HOME, TOTAL 1,389 sq ft / 129.04m<sup>2</sup>



## GROUND FLOOR

### Living Room

4.74m x 3.88m      15'7" x 12'9"

### Kitchen

4.08m x 3.26m      13'5" x 10'9"

### Dining Area

4.03m x 2.88m      13'3" x 9'6"

### Study

2.61m x 2.10m      8'7" x 6'11"



## FIRST FLOOR

### Bedroom 1 max.

3.88m x 3.71m      12'9" x 12'2"

### Bedroom 2 max.

4.02m x 3.09m      13'2" x 10'2"

### Bedroom 3 max.

3.66m x 3.03m      12'0" x 10'0"

### Bedroom 4 max.

3.97m x 2.75m      13'0" x 9'0"

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# The Eastbury

4 BEDROOM HOME, TOTAL 1,415 sq ft / 131.45m<sup>2</sup>



## GROUND FLOOR

### Family/Dining Area

4.89m × 3.72m min. 16'1" × 12'3" min.

### Kitchen

3.43m × 2.72m 11'3" × 8'11"

## FIRST FLOOR

### Living Room

4.89m × 3.10m 16'1" × 10'2"

### Bedroom 2

3.37m × 2.85m 11'1" × 9'4"

## SECOND FLOOR

### Bedroom 1

3.87m max. × 3.57m min.  
12'9" max. × 11'9" min.

### Bedroom 3

3.04m × 2.49m 10'0" × 8'2"

### Bedroom 4

3.04m min. × 2.30m 10'0" min. × 7'7"

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