



Elgar Place

HEREFORD, HEREFORDSHIRE

Discover your ideal home at Elgar Place.
A beautiful selection of three and four bedroom homes
situated on the outskirts of the historic city of Hereford.

Taylor
Wimpey

Contents



Welcome to Elgar Place

Nestled in the Herefordshire countryside on the outskirts of the historic city of Hereford is a brand-new community of 92 homes.

Elgar Place offers a beautiful array of 3 and 4 bedroom properties that have been thoughtfully designed in keeping with the local area. The homes will be perfect for first-time buyers, working professionals, growing families and downsizers alike.



Love village life

With Hereford city centre just over 2 miles away, there is a plethora of activities, amenities and culture just a stone's throw away including the famous Hereford Cathedral and Hereford Racecourse.

Coupled with excellent schools and plenty of green open space, Elgar Place is the ideal choice if you're looking for the best of both worlds.



The Wye Bridge



Quaint local businesses



Leading destination for dining out



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.



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.

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	
Choice of standard fitted Paularosa/Manhattan Kitchens	✓
Laminated 40mm worktop	✓
Kitchen sink – Onda 150 sink 1.5, stainless steel with Zeno tap	✓
Integrated hood	✓
Stainless steel Zanussi oven, 4-burner gas hob and integrated extractor hood	✓
Bathrooms, en suites and cloakrooms	
Geberit Selnova sanitaryware range	✓
Choice of Porcelanosa tiling (grout colour as specified by Porcelanosa)	✓
Splashback tiling to WC, en suite, and bathroom	✓
Tiling around bath to accommodate shower	✓
Thermostatic shower over bath, with collage folding bath screen to main bathroom	✓
Central heating	
Full central heating with thermostatically controlled radiator valves (thermostatic radiators in selected rooms)	✓
Electrical features	
Light fibre optic hub under stairs with double socket	✓
Double socket in kitchen with USB charge points built in	✓
Honeywell wireless front doorbell	✓
External PIR light located on front of property	✓
Mains-operated smoke detectors	✓
Windows, doors and joinery	
IG-composite entrance door painted white, with letterbox plate and house number	✓
White uPVC-toughened double glazed patio doors	✓
Hormann white Ilkley steel door with window	✓

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

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Specification of our houses

Internal finishing touches	
White matt emulsion to internal walls	✓
Built in wardrobes to master bedroom only, on 2 & 3 bedroom homes	✓
Built in wardrobes to master bedroom and bedroom 2, on 4 & 5 bedroom homes	✓
External features	
Front garden landscaped (as per landscaping layout)	✓
Rear garden graded and turfed	✓
Outside tap to rear garden	✓
Optional upgrades	
A range of optional upgrades are available subject to build stage	✓
NHBC 10 Year Warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

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Our homes





The Gosford

3 BEDROOM HOME



GROUND FLOOR

Lounge max.

3.69m × 4.26m 12' 1" × 14' 0"

Kitchen/Dining

4.72m × 2.87m 15' 6" × 9' 5"



FIRST FLOOR

Bedroom 1 max.

2.96m × 2.83m 9' 9" × 9' 3"

Bedroom 2

2.63m × 3.30m 8' 8" × 10' 10"

Bedroom 3 max.

2.00m × 3.55m 6' 7" × 11' 8"

*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. 71594 TWSW/SEPTEMBER 2023



The Easedale

3 BEDROOM HOME



GROUND FLOOR

Lounge

3.02m x 5.10m 9' 11" x 16' 9"

Kitchen/Dining

2.95m x 5.10m 9' 8" x 16' 9"



FIRST FLOOR

Bedroom 1

3.08m x 3.81m 10' 1" x 12' 6"

Bedroom 2

2.95m x 2.86m 9' 8" x 9' 5"

Bedroom 3

2.95m x 2.15m 9' 8" x 7' 1"

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The Midford

4 BEDROOM DETACHED HOME



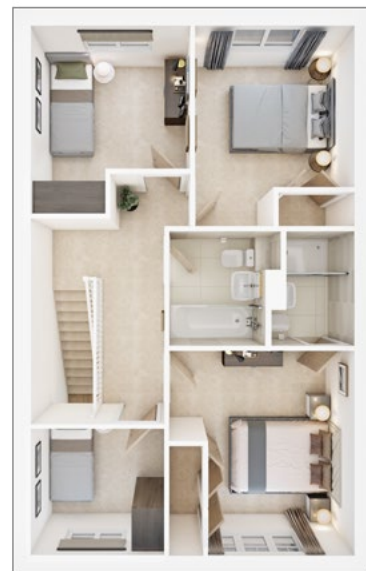
GROUND FLOOR

Lounge

3.62m x 4.37m 11' 11" x 14' 4"

Kitchen/Dining

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



FIRST FLOOR

Bedroom 1

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

Bedroom 2

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

Bedroom 3 min.

2.81m x 2.52m 9' 3" x 8' 3"

Bedroom 4

2.35m x 2.23m 7' 9" x 7' 4"

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The Trusdale

4 BEDROOM DETACHED HOME



GROUND FLOOR

Lounge

3.46m × 6.09m 11' 4" × 20' 0"

Kitchen/Dining max.

3.58m × 6.09m 11' 9" × 20' 0"

FIRST FLOOR

Bedroom 1

3.52m × 3.74m 11' 7" × 12' 3"

Bedroom 2 max.

3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3

2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4 max.

3.54m × 2.25m 11' 7" × 7' 4"

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The Dunham

4 BEDROOM DETACHED HOME



GROUND FLOOR

Lounge max.

4.06m x 4.24m 13' 4" x 13' 11"

Kitchen/Dining max.

6.51m x 3.85m 21' 4" x 12' 8"



FIRST FLOOR

Bedroom 1

3.37m x 4.24m 11' 1" x 14' 0"

Bedroom 2

4.11m x 2.83m 13' 5" x 9' 3"

Bedroom 3

3.44m x 3.28m 11' 3" x 10' 8"

Bedroom 4

2.65m x 2.83m 8' 8" x 9' 3"

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The Manford

4 BEDROOM DETACHED HOME



GROUND FLOOR

Lounge

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

Kitchen/Dining max.

8.11m x 3.26m 26' 7" x 10' 8"

Study

2.14m x 2.65m 7' 0" x 8' 8"



FIRST FLOOR

Bedroom 1 max.

3.88m x 3.71m 12' 9" x 12' 2"

Bedroom 2 max.

3.09m x 4.02m 10' 1" x 13' 2"

Bedroom 3 max.

3.03m x 3.66m 9' 11" x 12' 0"

Bedroom 4 max.

2.75m x 3.97m 9' 0" x 13' 0"

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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?**

**Existing home
owner?**



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 **01432 802 573**.



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



ELGAR PLACE

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CONTACT US ON 01432 802 573

Taylor Wimpey